

INCLUDED FEATURES



FIVE STAR STANDARD
SERVICE & QUALITY

SERVICE

- In-house Design Consultant and Design Studio
- Custom in-house 3D drafting services, providing flexibility, more accurate plans and smoother project management integration
- 3 On-site Project Tours
- Ribbon cutting celebration (if desired)
- Professional duct cleaning performed after carpet installation for each home

GOURMET KITCHENS

- 3 cm granite or quartz slab countertops
- Custom stained or painted, recessed panel, soft close cabinets with 36" upper cabinets and 4" cabinet crown molding
- Whirlpool stainless steel appliances: 30" gas cooktop, wall oven, built-in microwave, dishwasher and cabinet vent hood
- Engineered hardwood flooring in Kitchen, Dining, Entry, Mud Room, Pantry and main level Hallways
- 1/3 hp Moen garbage disposal
- Pull-out Pfister Kitchen faucet
- Under-mount stainless steel Kitchen sink
- Full tile backsplash

OWNER'S SUITE

- 3 cm granite or quartz slab countertops
- Tile floors
- Adult height (36") vanity soft close cabinets
- Walk-in tile shower and soaker tub (per plan)
- Pfister plumbing fixtures
- Panasonic Exhaust Fans
- Kohler Top-mount oval sinks

EXTERIOR HIGHLIGHTS

- Attractive architectural styles and details
- Full stucco & Cultured Stone, or Fiber Cement lap siding & Cultured Stone
- Full Tyvek Building Envelope System
- Professionally designed full landscaping and sod with automatic sprinklers (front and back)
- Covered patio
- GAF Timberline shingles with limited lifetime warranty
- Full 5-inch rain gutters with aluminum

INTERIOR FEATURES

- Spacious, functional floor plans
- 9' ceilings throughout main level with vaulting per plan (8' second floor ceilings)
- Thermatru glass Patio door with integrated blinds (per plan)
- Hand-textured Sun Valley interior walls with rounded or square corners and stamped ceilings
- Two-tone interior paint scheme with accents
- Primed Garage walls
- Alpine 35" gas fireplace (per plan)
- Designer vinyl floors in Laundry Room & Secondary Baths
- 30" wide base and upper soft close cabinet in the Laundry Room
- Low voltage panel with TV and Cat6 outlets in three rooms
- 6" baseboards & 4" door trim with header
- Custom ceiling detail in Great Room (if plans have tray ceiling)
- Kichler Lighting designer light fixtures throughout
- Ceiling fans in Great Room and can lights in Master Bedroom
- Mud Bench in Mud Room
- Built-in custom closet shelving throughout
- 8-foot tall garage doors w/ Liftmaster keypad/remotes
- Premium Mohawk carpet with 8lb pad throughout
- Laminate countertops in Secondary Baths

ENERGY EFFICIENCY

- Each home independently performance tested, air balanced, Energy Star certified, and given a HERS Score
- RunTru by Trane 95% efficient furnace and 14 SEER air conditioner
- Low-E, .28 U-factor vinyl windows
- 2x6 exterior walls with Advanced Framing Techniques
- R-21 batt insulation in walls, R-38 blown attic insulation
- Insulated Garage walls (R19) and ceilings (R19)
- 50 gallon high efficiency water heater
- Digital programmable thermostat



**Tresidio Homes Five-Star Standard is subject to change without notice.*

