



# CANYON TRAILS

## EXTERIOR FEATURES

- Double wall construction, cement composite siding on entire house
- Craftsman combination Hardie cement composite siding and wall cladding
- Dual Pane, low "E", argon-filled vinyl windows and sliding glass doors
- Architectural grade roof—25 year composite shingles
- Two hose bibs—one front and one rear
- Two electrical outlets—one front and one rear
- Concrete driveways and porches
- Insulated underfloor with vapor barrier
- Raised panel insulated doors
- Stem wall concrete foundation with crawl space
- Two car garage\*
- Pre-wired for garage door openers
- Craftsman exterior lighting package
- Front yard landscaping with irrigation
- Irrigation T to tie in additional landscaping in side-yard or backyard
- Dedicated freezer outlet in garage

## INTERIOR FEATURES

### INTERIOR

- 9' ceiling on main floor of 2 story homes
- Vaulted ceiling in great room\*
- Coffered ceiling in primary bedroom\*
- Gas fireplace with stone surround with direct vent and mantel
- High efficiency premier insulation: R21 walls, R30 underfloor, R49 ceilings
- Pre-wired for air conditioning unit
- 94% high-efficiency forced air gas furnace
- Quick recovery gas/electric water heater
- Surface mount LED lighting
- Fiber optic, high speed Internet
- Pre-wired Technology package—includes box for future smart panel
- Kwikset door knobs and hardware

### KITCHEN

- Quartz counter w/6" quartz backsplash
- 30" upper kitchen cabinets
- Center kitchen island with sink
- Moen pull-out kitchen faucet with a lifetime warranty
- Stainless steel Energy Star appliance package including: gas five burner range oven, dishwasher, vented microwave, and garbage disposal
- Plumbing for refrigerator ice maker
- Shaker style cabinetry
- Craftsman crown molding on upper cabinets

### BATHS

- Quartz counters in primary & guest bath
- Quartz 4" back-splash in bathrooms
- Elongated/Comfort height toilets
- Moen faucets with a lifetime warranty

### LAUNDRY

- Utility room with electric washer and dryer connections
- Recessed dryer vent

### FLOORING

- Luxury Vinyl Plank (LVP) flooring in kitchen, dining-room, entryway, bathrooms and laundry room
- Plush carpet in great room and bedrooms with 8lb pad

Builder's Warranty with Direct Customer Care

## POPULAR UPGRADES

- Covered patio
- Additional concrete or RV pad
- Additional Luxury Vinyl Plank (LVP) flooring
- Free-standing soaking tub\*
- Tile flooring
- Interior lever door handles
- Farm house style sink in kitchen
- Designer Moen pull out faucet with a lifetime warranty
- Island with stainless steel built-in range oven and designer stainless steel hood fan\*
- Laundry cabinet with quartz counter and backsplash
- Rear landscaping
- Fencing
- Tankless water heater
- Tile showers
- Whole house blinds
- 36" Upper cabinets
- Soft close drawers
- Gas Stub for dryer or BBQ
- Stone column(s) and/or front facing garage wing walls\*
- Upgraded exterior front door
- Interior wall insulation
- Upper cabinets in utility room
- Glass double doors in bedroom / den
- Ceiling fans
- Additional surface mount LED lighting
- Under cabinet lighting in kitchen
- Garage insulation package
- Garage door openers / wireless keypad
- Garage door—glass options

\* plan-specific

\*\* THESE AMENITIES AND PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE \*\* In a continual effort to improve our product, MonteVista Homes reserves the right to change product design, features, materials, specifications, prices and terms without prior notice. Square footage stated or implied are approximate. This is intended for reference only.





# Welcome to CANYON TRAILS

