



# CANYON TRAILS

## Features & Amenities

### EXTERIOR AMENITIES

- 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 back
- Two electrical outlets - one front and one back
- Concrete driveways and porches
- Insulated underfloor with vapor barrier
- Raised panel insulated doors
- Two car garage
- Garage door openers and wireless keypad
- 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 AMENITIES

- 9' ceiling on main floor of two-story homes
- Gas fireplace with stone surround with direct vent and mantel
- High efficiency insulation: R21 walls, R30 underfloor, R49 ceilings
- 220 outlet with 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 smart panel box for future
- Kwikset door knobs and hardware
- Quartz countertops with 6" backsplash
- 30" upper kitchen cabinets
- Center kitchen island with sink
- Moen faucets with a lifetime warranty
- Stainless steel Energy Star appliance package including: gas five burner range oven, dishwasher, vented microwave, and garbage disposal
- Waterline for refrigerator ice maker
- Shaker style cabinetry
- Craftsman crown molding on upper cabinets
- Quartz counters and backsplash in kitchen and bathrooms
- Elongated comfort height toilets

- Utility room with electric washer and dryer connections
- Wood laminate flooring in kitchen, dining-room, entryway, bathrooms and laundry room
- Carpet in great room and bedrooms with 8lb pad

### POPULAR UPGRADE OPTIONS

- Covered patio
- Additional concrete for RV pad
- Additional wood laminate flooring
- Free-standing soaking tub or linen closet in master bath (plan specific)
- Interior lever door handles
- Farmhouse-style sink in kitchen
- Island with stainless steel built-in range oven and designer
- Lower laundry cabinet with quartz counter and backsplash
- Backyard landscaping
- Fencing
- Tile showers
- Whole house blinds
- Full-height backsplash or designer kitchen package
- Gas Stub for dryer or BBQ
- Stone column(s) and/or front facing garage wing walls (plan specific)
- Upgraded interior doors
- Black or satin nickel fixtures and accessories
- Upgraded exterior front door
- Interior wall insulation
- Upper cabinets in utility room
- Glass double doors in front bedroom / den
- Vaulted ceiling in great room and coffered ceiling in primary suite/bedroom
- Ceiling fan(s)
- Additional surface mount LED lighting
- Under cabinet lighting in kitchen
- Garage insulation package
- Garage door - glass options
- 3rd car garage (plan and site-specific)
- Appliances: refrigerator, washer and dryer
- Air Conditioning



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\*\* 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.

