



# Features & Amenities

## EXTERIOR

- 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 in front and back
- Two electrical outlets – one in front and back
- Concrete driveways and porches
- Insulated underfloor with vapor barrier
- Raised panel insulated doors
- 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

- 9' ceiling on main floor of 2 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 water heater
- Surface mount LED lighting
- Fiber optic, high speed internet
- Pre-wired Technology package – for future smart panel
- Kwikset door knobs and hardware
- Quartz counter with 6" quartz backsplash
- 30" upper kitchen cabinets
- Center kitchen island with sink
- Moen faucets with a lifetime warranty
- Stainless steel Energy Star appliance package: gas five burner range oven, dishwasher, vented microwave, and garbage disposal
- Waterline for refrigerator ice maker
- Shaker style cabinetry with soft close drawers
- 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 throughout the 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
- 3rd car garage (plan and site specific)
- Appliances: refrigerator, washer and dryer
- Additional laminate flooring
- Free standing soaking tub (plan specific)
- Tile flooring
- Interior lever door handles
- Farmhouse style sink in kitchen
- Island with stainless steel built-in range oven and stainless steel hood fan
- Lower laundry cabinet with quartz counter and backsplash
- Backyard landscaping
- Fencing
- Whole house blinds
- 36" Upper cabinets
- Gas Stub for dryer or BBQ
- Stone column(s) and/or front facing garage wing walls
- Upgraded exterior front door
- Upgraded interior doors
- Interior wall insulation
- Upper cabinets in utility room
- Glass double doors in front bedroom / den
- Ceiling fan(s)
- Additional surface mount LED lighting
- Under cabinet lighting in kitchen
- Garage insulation package
- Garage door openers / wireless keypad
- Garage door – glass options



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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.

