



# Features & Amenities

## EXTERIOR

- 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 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
- 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
- Electric fireplace with 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 - includes box for smart panel
- Kwikset door knobs and hardware
- Quartz countertops with 6" 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: gas five burner range oven, dishwasher, vented microwave, and garbage disposal
- Water line for refrigerator ice maker
- Shaker style cabinetry with soft close drawers
- Craftsman crown molding on upper cabinets
- Elongated comfort height toilets
- 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 or RV pad (site specific)
- Additional wood laminate flooring
- Free-standing soaking tub or linen closet in primary bath (plan specific)
- Interior lever door handles
- Farmhouse-style sink in kitchen
- Island with stainless steel built-in range oven and hood
- Lower laundry cabinet with quartz counter and backsplash
- Backyard landscaping
- Fencing
- Tile showers
- Whole house blinds
- Full-height backsplash in kitchen
- 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 fans
- Additional surface mount LED lighting
- Under cabinet lighting in kitchen
- Garage insulation package
- Garage door openers / wireless keypad
- Garage door - glass options
- 3rd car garage (plan and site specific)
- Appliances: refrigerator, washer and dryer
- Electric fireplace with shiplap and mantle

**MonteVista**  
HOMES

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