

INCLUDED FEATURES



Kitchens

- Solid surface quartz countertops
- Aristokraft birch cabinets in Sarsaparilla or Umber with 36" uppers
- Center island
- Samsung stainless steel appliance package, including: electric range, dishwasher, and over-the-range microwave
- Insinkerator 1/3 horsepower disposal
- Water line for ice maker
- Shaw luxury vinyl plank (LVP) flooring at entry and kitchen
- Delta faucet with pull-out spray wand
- Stainless steel single or double bowl under-mount sink
- Pantry with wood shelving
- LED surface mount lighting



Primary Suite

- Large walk-in closet
- Dual sink in bath
- Quartz counter with 4" backsplash
- Delta plumbing fixtures in satin/brushed finish
- Shower with 3"×6" subway tile and glass enclosure
- Separate water closet (non ANSI)



Bathrooms

- 3"×6" subway tile in tub and shower surrounds
- Delta plumbing fixtures in satin/brushed finish
- Laminate countertops with 4" backsplash at full bath
- Mannington Benchmark vinyl sheet flooring in baths and laundry
- Low water usage commodes
- Pedestal sink at powder bath
- Custom fit mirrors

*All inclusions and features are subject to change and may vary per community.



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INCLUDED FEATURES



Interior Features

- 9' ceilings on main level
- 2-panel Shaker style interior doors
- Knockdown finish on walls and ceilings
- A/C pre-wire
- Architectural 5 ¼" baseboard trim and 3 ¼" door casing
- Shaw 25 oz. carpet with ½" 6 lb. pad
- Kwikset Pismo doorknobs in satin/brushed finish
- Kichler satin/brushed lighting package

Energy Efficiency

- Third-party energy certificate and verification
- Lennox 93% high-efficiency furnace
- Rheem tankless water heater
- Vinyl Low-E dual pane windows
- Insulation package includes:
 - R-15 blown-in at 2×4 walls
 - R-23 blown-in at interior 2×6 walls
 - R-38 insulation at attic ceilings
 - R-30 insulation at living space above garage
- LED surface mount fixtures
- Programmable thermostat
- ZIP board insulated system sheeting on exterior walls
- Radon prep package, including: piping and outlet for fan

Exterior Features

- Landscaped yards with split rail fencing (HOA maintained)
- Poured concrete patio
- Auto sprinkler system
- 8' Therma-Tru Pulse fiberglass front door
- Exterior coach lights
- 30-year dimensional asphalt shingles
- 5" aluminum seamless gutters
- Exterior hose bib in garage and rear of home
- Garage door opener pre-wire

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SAGE MEADOWS II
AT WOLF RANCH