Palo Alto Groves

Included Features

DESIGN

- Design Consultation and On-Site Design Center
- Large Selection of Choices, Colors, and Finishes
- Award-Winning Architectural Designs

INTERIOR CONSTRUCTION

- Smoke Detectors w/Battery Backup
- 1- Story Plans: 9' Ceilings
- 2 - Story Plans: First Floor - 9' Ceilings, Second Floor - 8' Ceilings
- Ceramic Tile in all Standard Areas -
- (1st Floor Common/Living, Bathrooms, Utility, Casita)
- Carpet in all Non-Standard Areas -
- (Bedrooms, Study, Loft, Gameroom, Media, 2nd Floor Common/Living)
- Stained Oak Staircase with Painted Risers
- Stained Oak Handrail with Painted Balusters
- Interior Paint—Sherwin Williams
- Liftmaster Garage Door Opener
- Upgraded Lighting Package by Illuminations
- Molded Panel Interior Doors
- CAT6 in Master and Living Room
- RG6 in all rooms
- Rounded Corners Throughout Home
- Ceiling Fans in Master Bedroom and Family Room
- All other Bedrooms Blocked and Wired for Fans
- Handcrafted Wood Cabinets
- Textured Walls
- Shoe mold included with baseboard in all non-carpeted areas (excluding concrete areas)

ENERGY PACKAGE

- Energy Star Qualified Home
- Navien NPE Tankless Water Heater
- High-Performance LowE Insulated Double Pane Windows
- Spray Foam Insulation
- Lennox Variable-Speed Air Handler/Humidity Control
- High-Efficiency Electric 15.2 SEER2 Conditioning
- R-6 Insulated Air Conditioning Box Duct Work
- Poly Sealant around Windows, Doors, and Plates
- 30-year Roof Shingles with Owens Corning Lifetime Warranty
- Insulated Fiberglass Front Door
- LED Lighting

BATH FEATURES

- Bath Tile to Ceiling for Master Bath
- Secondary Baths - American Standard Steel Tub
- Pedestal Sink at Powder Bath
- 36” Base Vanity Cabinets in Master Bath & 30” in Second Bath
- MSI Granite Countertops
- Moen Faucets
- Schluter Edge Profile for all Bath Tile in Brushed Aluminum

EXTERIOR CONSTRUCTION

- Engineered Foundation and Windstorm Plans
- Brick Exterior or Stucco Upgrade
- Screens on all Operable Windows
- Underground Utilities
- Exterior Paint—Sherwin Williams
- Bora-Care with Mold-Care pest treatment
- Windstorm Designed Plans
- James Hardie Cement Soffits and Fascia- 50 yr warranty
- 2-Car Garage
- 6’ Rear Yard Sealed Wood Fence all around

CONSERVATION LANDSCAPE

- Front Sodded Yards— St Augustine
- 2 Trees & 11 Plants- Upgrades Available
- SOD & Irrigation in front

KITCHEN FEATURES

- MSI Granite Countertops
- Kitchen Backsplash - 6 x 6 Ceramic Backsplash
- 20 gauge Stainless Steel Undermount Sink
- Moen - 1/2 horsepower GXP50C
- 36” Raised Panel Ash Cabinets for 9ft Ceilings/42” for 10 ft Ceilings
- Moen Faucet
- GE Energy Star Appliances Dishwasher, 30” Electric Range, and combo Micro/ Vent Hood (Black or White)

THE ESPERANZA HOMES DIFFERENCE

- 1-2-10 Major Structural Warranty
- Pre-Construction Orientation
- Pre-Drywall Meeting
- Pre-Closing Inspection
- Post Move- In Meeting
- Online Interactive Customer Portal

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