Villas On Freddy

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
- 9 ft ceilings—First Floor per plan
- 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
- Custom Built Staircase with Pine Spindles
- Textured Walls
- Handcrafted Wood Cabinets
- Shoe mold included with baseboard in all non-carpeted areas (excluding concrete areas)

ENERGY PACKAGE

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

BATH FEATURES

- Bath Tile to Ceiling for Master Bath
- Glassed Shower Enclosure; Soaking Tub
- American Standard Steel Tub
- 36” Base Vanity Cabinets in Master Bath & 30” in Second Bath
- MSI Granite Countertops
- Moen Fixtures
- Elongated Toilets
- Schluter Edge Profile for all Bath Tile in Brushed Aluminum

EXTERIOR CONSTRUCTION

- Engineered Foundation and Windstorm Plans
- 100% Stucco Exterior
- Screens on all Operable Windows
- Underground Utilities
- Exterior Paint—Sherwin Williams
- Bora-Care with Mold-Care pest treatment
- James Hardie Fiber Cement Soffits and Fascia (50 yr warranty)
- 2-Car Garage

CONSERVATION LANDSCAPE

- Fully Sodded Front & Side Yards to Fence—Carpet Grass
- 2 Trees & 11 Shrubs in front yard- Upgrades Available
- 6’ Rear Yard Sealed Wood Fence all around
- Full Front and Backyard Irrigation System
- 6 ft Rear Fence
- 4 ft front and side wrought iron fence (except front-entry homes)

KITCHEN FEATURES

- MSI Granite Countertops
- 20 gauge Stainless Steel Undermount Sink
- Moen - 1/2 horsepower GXP50C
- 36” Raised Panel Ash Cabinets for 9ft Ceilings/42” for 10 ft Ceilings
- Kitchen Backsplash—6x6 Ceramic Backsplash
- Moen Faucet
- GE Energy Star Appliances—Dishwasher,
- 30” Electric Range, and Combo Micro/Vent Hood

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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