

VILLAS ON FREDDY

INCLUDED FEATURES

Design

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

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 Hardi Fiber Cement Soffits and Fascia (50 yr warranty)
2-Car Garage

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)

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)

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
Trane Variable-Speed Air Handler/Humidity Control
High Efficiency Electric 16-Seer 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

Kitchen Features

MSI Granite Countertops
20 gauge Stainless Steel Undermount Sink
½ hp Badger Garbage Disposal
36" Raised Panel Ash Cabinets for 9ft Ceilings/42" for 10 ft Ceilings
Kitchen Backsplash—13x13 Ceramic Backsplash
Moen Faucet
GE Energy Star Appliances—Dishwasher,
30" Electric Range, and Combo Micro/Vent Hood

Bath Features

Bath tile to ceiling for Master Bath
Glassed Shower Enclosure; Soaking Tub
Secondary Baths - Wall Tile 8' with 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

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