

### 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 or 10 ft Ceilings \*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
- Lighting package by Illuminations
- Molded Panel Interior Doors
- Cable Jacks in all Bedrooms, Family Room and Kitchen;
- CAT5/RG6; All cables/data cables in central panel
- Rounded Corners Throughout
- Ceiling Fans in Master Bedroom and Family Room
- All other Bedrooms Blocked and Wired for Fans
- 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 (Deluxe Coach House not included)
- Navien NPE Tankless Water Heater
- LowE Insulated Double Pane Windows
- Spray Foam Insulation
- Trane Variable-Speed Air Handler/Humidity Control
- High Efficiency 16-Seer Electric Air 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

- Glass in Master Shower / Soaking Tub per plan
- Secondary Baths-Wall Tile 8' with Steel Tub
- 36" Base Vanity Cabinets in Master Bath & 30" in Second Bath
- Granite Countertops
- Moen Faucets
- Elongated Toilets
- Schluter Edge Profile for all Bath Tile in Brushed Aluminum

### EXTERIOR CONSTRUCTION

- Engineered Foundation and Windstorm Plans
- Hebel Stucco Exterior (Deluxe Coach House & Coach House not included)
- Screens on all Operable Windows
- Underground Utilities
- Exterior Paint—Sherwin Williams
- Bora-Care with Mold-Care pest treatment
- James Hardi Cement Soffits and Fascia- 50 yr warranty
- All port homes to have Standard Wrought Iron Gate at Vestibule

### CONSERVATION LANDSCAPE

- Fully Sodded Yards— Hybrid Bermuda
- 2 Trees & 11 Shrubs- Upgrades Available
- Full Yard Automatic Irrigation System

### KITCHEN FEATURES

- MSI Granite Countertops
- 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 Tile Diagonal Lay
- Moen Brushed Nickel 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