

Kallison Ranch

The Brookstone II Collection Everything's Included Standard Features

Interior Features

- 9 & 10 foot ceilings, per plan
- Santa Fe arched-panel interior doors
- 2" faux wood blinds on all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag texture
- Low-VOC stain-guard continuous filament upgraded carpet in dining room, family room, bedrooms, study & game room, per plan
- Half-inch rebond carpet pad
- Satin Nickel door hardware
- Ceiling fans in master and family
- Black iron stair balusters, per plan
- Minimum of 2 carbon monoxide detectors
- Smoke detectors in all bedrooms
- 80% CFL bulbs
- Low VOC paint
- Oak handrails
- 18" x 18" tile floors in entryway, kitchen & breakfast nook, utility room and all baths

Kitchen Features

- GE Energy Star® Appliance Package (Stainless Steel)
 - microwave vented to exterior
 - self-cleaning range
 - multi-cycle dishwasher
 - side-by-side refrigerator
- 36" Cabinets with crown moulding
- WaterSense® certified faucet with pull-out sprayer
- Stainless steel sink
- Recessed lighting with CFL lamps
- Granite kitchen countertops with undermount sink
- Ceramic tile backsplash on diagonal

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Technology

- Programmable thermostat
- Security system prewire
- Pre-wired for cable in family room, master bedroom, game room and media room, per plan
- CAT-5 telephone outlet in kitchen, master bedroom and study, per plan

Bathroom Features

- Garden tub in master bathroom
- Separate shower with tile surround in master bathroom
- 2 shaver-height sinks in master bathroom
- Cultured marble vanity tops with wave bowl sinks in all bathrooms
- Chrome plumbing fixtures, lights & accessories
- WaterSense® certified faucets & shower heads
- WaterSense® certified dual-flush, elongated commodes
- Oval mirror with flat edge in powder room
- Door at master water closet, per plan

Exterior Features

- Low-maintenance, insulated fiberglass 6-panel front door
- Painted interior garage
- Irrigation System with rain sensor
- Landscape package with backyard fencing
- Low-maintenance fiber-cement siding & soffit with 30-year warranty
- Fully sodded yards
- Covered patio, per plan

Insulation Specifications

- R-30 flat ceilings (where accessible)
- R-22 sloped ceilings
- R-13 walls
- R-10 folding Energy Star® attic stairs with compression fitting, per plan

(Continued)

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Construction Features

- Energy Star Certified
- Three sides masonry, per plan
- 14 SEER HVAC system
- MERV 10 media filter
- PEX plumbing system
- Plumbed for water softener
- Garage door opener with two remotes
- Window sills at all windows
- Insulated Low-E glass vinyl windows
- High quality composition shingles
- Radiant barrier roof decking
- Roof ridge ventilation & air vents
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Third-party code certified inspection process

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