

Elk Ridge Estates - Stephenville

Base price includes standard lot and the below standard features.

EXTERIORS & QUALITY CONSTRUCTION

Steel Engineered Foundations
 Quality Acme Brick on 4 Sides up to 8ft plate line
 Stone Accents on Front Elevation of Home
 2 All-weathered GFIC Plugs (1 front door; 1 back patio)
 2 Car Garage Steel Door with Motor & 2 remotes
 Front Entry Garage (Upgrade side entry ava per plan)
 30 Yr. Dimensional Composition shingles
 6' stained cedar privacy fence

- w/ 1 std single gate
- cemented metal posts

 Landscaping package installed

- 10 pallets of Bermuda sod
- 8 Shrubs & a mulched bed

 Cast cement address block
 Clear half glass patio door with mini blind insert
 Painted Insulated fiberglass front door
 Brick mailbox
 Partial front gutters per plan
 Std size back covered patio per plan (size varies per plan)
 3 exterior hose faucets

Included Warranties

2-10 yr. structural warranty by Third Party.
 1 Year Builder Warranty

INTERIOR

Raised Panel Interior doors
 Brushed Nickel or bronze finish interior door hardware
 Raised and Vaulted Ceilings in selected rooms per plan
 1 Phone Jack (buyer to select location)
 4 Cable Drops (buyer to select location)
 Flat finish paint for interior walls and ceilings
 Wood burning fireplace:

- Stone Front Facade (floor to mantle)
- Raised Hearth
- Mantel - stained r.cedar or white crown molding

 Archways, Art Niches, Bullnose Corners per plan
 Crown Molding at Entry/Foyer & Living Room

HALL BATHROOMS

Custom Stained Knotty Alder Cabinets
 Cultured marble vanity, integrated rectangle or oval sink
 White Enamel Steel Tub/Shower combo w/ Tiled Walls
 Elongated Commode
 Linen Cl. per plan
 Satin Nickel or Bronze Finish Bath hardware
 Delta Stainless Steel or Bronze Plumbing Fixtures
 Single Recessed can over Tub/Shower
 Half Baths available per plan – porcelain pedestal sink

FLOORING

Level I Ceramic Tile: Entryway • Dining Areas • Kitchen
 • Utility Room • All Bathrooms
Mohawk Carpet w/ 1/2 inch pad: Hallways • Bedrooms & Bedroom Closets • Stairs
Engineered Hardwood: Living Room

MASTER BATHROOMS

Std. Garden Tub in M. Bathroom (Opt. Jacuzzi Upgrade)
 Std. 2 Sinks in M. Bath in lieu of Knee Space per plan
 Cultured marble vanity, integrated rectangle or oval sinks
 Delta Stainless Steel or Bronze Plumbing Fixtures
 Textured Rain glass window over master bath garden tub
Separate Ceramic Tiled Shower with framed glass surround

KITCHEN

3 cm lvl 1 granite countertops
 Under mount Stainless Steel Sink
 Cabinets w/ crown molding & adjustable shelving
 Kitchen Islands included per specified plan designs
 Stainless steel or Bronze Finish asink faucet
 1/3 horse power food disposal unit
 Water line to refrigerator
 Travertine tile backsplash
 Whirlpool Electric Appliances

- SS Dishwasher
- SS Glass Top Free Standing Range/Oven
- SS Built in Microwave

LIGHTING

Satin Nickel or Bronze finish Std. lighting package includes:

- Dining Room: 2 Recessed Cans
- Kitchen: 4 recessed cans & 1 Recessed Can above Kitchen sink
- Living Room: Fan w/ light kit & 4 recessed cans
- Entry way: Fixture
- Halls: Flush mounts
- Master Bedroom: Fan w/ light kit
- Additional Bedrooms: Flush mount fixtures installed
Prewired & Braced for future Fans and Light Kits
- Walk-in Closets: Flush mount fixtures
- Bathrooms: Decorative vanity light
Recessed can over hall bath tub/sh.
- Utility Room: Plain Fluorescent
- Ext. Front Door: 1 coach light or Flush mount
- Cov'd Back Patio: Exterior fan and light kit
- Exterior of Garage: 2 Coach Lights
- Interior of Garage: 1 Fluorescent

ENERGY EFFICIENCY & SAFETY

Radiant barrier decking
 Carrier 15 SEER heat pump and cooling system with Puron®
 Honeywell Programmable Thermostat
 Vinyl double pane low E-windows with tilt sash
 50 Gallon electric hot water heater
 R-38 Blown Insulation on ceiling flats
 R-19 Insulation on Ceiling slopes at vaulted ceiling
 R-13 Insulation in exterior walls
 GFIC outlets in kitchen/baths/garage
 2 wind turbines for optimum attic ventilation
 Ventilated soffits under eaves for air circulation at specified areas
 Poly foam seal application
 Hardwired for Security System – 3 exterior doors, 1 motion detector with 1 keypad at garage entry into home
 Deadbolt locks at Front door and Back door
 Smoke detectors hard-wired with battery back up



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All features Subject to Change without Notice.

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