

The Ridge at Eastland Hills – Premium Inclusions

LARGE AND OVERSIZED LOTS WITH AMAZING VIEWS!

INTERIOR FEATURES

- ✦ 9' Premium Glass Front Door with Ring Doorbell Feature
- ✦ Custom Built Cabinets – **Homeowners Choice Feature!**
- ✦ Soft-Close Doors on Custom Cabinetry
- ✦ 9' Ceilings throughout home
- ✦ 12' Ceilings in Great Room and Kitchen (per plan)
- ✦ 18' Ceilings in Sky Towers (per plan)
- ✦ Interior Doors Raised 2-Panel Style – **Homeowners Choice Feature!**
- ✦ Lighted Nichos (per plan)
- ✦ Powder Bath with Pedestal Sink (per plan)
- ✦ Wood Shelving in All Closets
- ✦ Ceiling Lights in All Bedrooms with Dual Switch for Ceiling Fans
- ✦ Privacy Locks on Bedroom and Bathroom Doors
- ✦ Carpet in Great Room and All Bedrooms
- ✦ Ceramic Tile Flooring in Entry, Bathrooms, Kitchen, Nook, and Utility Room
- ✦ Full GE Kitchen Appliance Package in Black or White
- ✦ Wine/Beverage Refrigerator (per plan)
- ✦ Moen Brushed Nickel Kitchen Faucet with Pull-Out Sprayer
- ✦ Granite Countertops in Kitchen with Undermount Sink
- ✦ Brocade Ceiling Texture and Skip Trowel Wall Texture
- ✦ Glass Door with Integrated Blinds on Rear Veranda
- ✦ Designer Color Packages to Customize Paint, Countertops, Flooring, Carpet and Cabinets – **Homeowners Choice Feature!**
- ✦ Nickel or Bronze Finish Door Knobs, Round or Lever Style – **Homeowners Choice Feature!**

EXTERIOR FEATURES

- ✦ Covered Verandas – Front (per plan) and Backyard
- ✦ Copper Accent Metal Roofing on Towers (per plan)
- ✦ Upgraded Architectural Shingle Roof; TPO on Flat Roof Elevations
- ✦ Custom Style Bullnose Exterior Window Openings

BATHROOM FEATURES

- ✦ Brushed Nickel Premium Moen Faucets
- ✦ Granite Countertops with Undermount Sinks
- ✦ Tile Surrounds in Master Bath – **Homeowners Choice Feature!**
- ✦ Tile Surrounds Tub-Shower at All Full Baths – **Homeowners Choice Feature!**
- ✦ Low-Flow Commodes with Elongated Bowls
- ✦ Garden Tub in Owner's Bathroom (per plan)

LANDSCAPE FEATURES

- ✦ Generous Front/Side Yard Xeriscape Waterwise Landscape including Drip System
- ✦ Rainbird Automatic Timer
- ✦ Stub-out for Expanded Landscaping to Backyard
- ✦ Two Hose Bibs
- ✦ Wrought Iron Side Gate

PLUMBING DETAILS

- ✦ Premium Pex, Non-Corrosive Water Lines
- ✦ Energy Efficient 50 Gallon Hot Water Heater
- ✦ Undermount Stainless Steel Kitchen Sink
- ✦ Ice-maker Supply Line for Refrigerator
- ✦ 1/3 Horsepower Garbage Disposal

ENERGY EFFICIENCY FEATURES

- ✦ Abundance of Natural Lighting via Sky Towers (per plan)
- ✦ 14 SEER Energy Efficient Refrigerated Air Conditioning System
- ✦ Rheem Energy Efficient Gas Furnace
- ✦ Low-E, Vinyl, Double Pane, Insulated Windows
- ✦ Full Foam Air Infiltration Package
- ✦ Threshold & Weather Stripping on All Exterior Doors
- ✦ Insulated Duct Work; Insulation in All Ceilings & Exterior Walls
- ✦ Insulated Garage

STRUCTURAL DETAILS

- ✦ 2 x 6 Exterior Wall Construction, 16 Inch on Center
- ✦ Engineered Foundation and Trusses
- ✦ TPO Membrane Roofing System (per plan)
- ✦ Over-excavated and Extra-compacted Building Sites
- ✦ Monolithic Foundations with 3,000 PSI Concrete
- ✦ Pressure Treated Sill Plates to Resist Moisture
- ✦ Fully Finished Garage Walls & Ceilings - Sheet-Rocked, Taped, Textured and Painted
- ✦ 1/3 Horsepower Genie Garage Door Opener with Exterior Entry Keypad

ELECTRICAL DETAILS

- ✦ Gas Stub-Out AND 220 V Outlet at Kitchen Range & Dryer
- ✦ Recessed Can Lighting in Kitchen
- ✦ GFI Breakers at All Wet Areas & Exterior Outlets
- ✦ Weather Resistant Exterior Electrical Outlets
- ✦ Great Room & Master Bedroom Ceiling Fan and Light Kit with Dual Light/Fan Switch
- ✦ Additional Bedrooms have Ceiling Light or Fan with Dual Light/Fan Switch – **Homeowners Choice Feature!**
- ✦ White Decora Light Switches – Rocker Style