

VIP
HOMES
AT
602-570-4299
Custom Home
INCLUDED FEATURES

Granite and Tile Included!

QUALITY CONSTRUCTION

- *Energy Efficient Features*

- Foam Insulation at Roof Deck
- Programmable Thermostat
- Sealed ductwork with an R-6 value <5% leakage
- High efficiency air conditioner up to 14 seer
- Energy Efficient Lighting
- R-24 Wall Insulation System
- Energy saving water heater
- Vaulted ceilings, and plant shelves per plan
- *K w i k s e t* Lever Hardware in designer finishes
- Sand Finish Stucco Body
- Rocker decora light switches
- Sherwin Williams (Zero VOC) washable paint at walls
- 5 ceiling fan prewires
- Majestic 8' Entry door
- Mission Paint Grade railing (2 stories)
- Skip Trowell drywall @ walls, ceiling, and garage
- Gypsum concrete Floors (with Basement option)

GOURMET KITCHEN

- Maple cabinets with 42" uppers in a variety of stains
- Spacious walk in pantries (most plans)
- 15 Granite color choices with 6 edge selections
- Stainless GE energy star *dishwasher*
- Pre plumbed line for r/o to icemaker
- Stainless *GE microhood*

LUXURIOUS BATHS

- Dual sinks at Master and most secondary baths
- Separate Shower at Master
- Cultured Marble at Vanities
- *Delta* dual handled chrome faucets
- Recessed Medicine cabinets
- Easy clean Cultured Marble Shower Pan

CUTTING EDGE TECHNOLOGY

- 4 CAT5e plates (phone or network)
- Advanced Home Portal (Junction Box for Structured cables)
- 3 keypad prewires
- Camera Prewire to front door

SPACIOUS GARAGES

- Deep 3 Garages
- Energy efficient lighting provided
- Pre wired for garage door openers

ELEGANT EXTERIORS

- Spacious covered patios with drywall ceiling and lighting
- Wrapped beams and posts at patio
- Water sleeve under driveway
- Wide selection of concrete roof tile
- Variety of window frame colors

- Lennox Blowers
- Low E squared Dual Pane Vinyl Frame Windows
- Fresh air source
- Vents between rooms for even air flow
- High Efficiency Gas Furnace 93% AFUE
 - Sturdy 2 x 6 Construction
 - Paint grade colonial trim
 - Post-Tension Foundation (except hillside)
 - Spacious laundry rooms
 - 6'8" Colonial 6 panel interior doors
 - Tile at wet areas and entry
 - Rounded comers at walls and windows
 - Dramatic 10' ceilings per plan
 - Impressive lighting package
 - Sturdy built in shelving at all closets and pantries
 - Carpeting in a variety of colors
 - Gas stub at Laundry Room



- Stainless Steel kitchen sink
- Stainless *GE gas range*
- Microhood circuit above range
- *Delta* chrome faucet & sprayer
- Recessed can lighting for a custom feel

- Cultured marble surrounds at all baths
- Steel tubs at hall baths
- Comfortable Elongated water saving toilets
- GFCI outlets for safety
- Luxurious Cultured Marble Garden Tub

- 4 Video Plates (cable,satellite etc.)
- Power to Advanced home portal for modems/routers
- 1 Coax and CAT5e run near cable box
- Security System for your Safety

- Textured, painted and completely finished interior
- 2 coach lights for class and security
- GFCI outlet at garage

- Stuccoed Eaves
- Hose bibs in front and backyard
- Gas Stub to BBQ
- 2 exterior GFCI outlets for your convenience

*Gas features are included only if Gas is available and plumbed to the lot.

**All prices assume a finished and permit ready lot. Buyer is responsible for any costs to improve or finish the lots which includes but is not limited to survey, soils investigation, engineering, grading, pad work, septic if required, retaining walls, drainage and utility extension or connection costs.

OUR HOMES ARE ENERGY STAR LEVEL 3 CERTIFIED!!!

Features Subject to Change Without Notice. Features subject to substitution. Please refer to the Detail Sheet for Complete and Current Features List. 1/8/2019