



www.viphomes.com

La Jara Farms II

Included Features List

Energy Efficient Green Features



- Energy saving water heater
- **Our homes are Energy Star Level 3 Certified**
- Low-E squared dual pane vinyl frame windows in choice of colors
- Programmable thermostat
- Sealed ductwork with an R-6 Value <5% leakage
- High efficiency 14 seer HVAC system.
- High efficiency gas furnace 93% AFUE*
- Smart fresh air intake with switch (Pulls fresh air into the home to conserve energy)
- Every bedroom is vented with Jumper Duct for air flow
- Lennox blowers & compressors
- **2700K LED Bulbs at all recessed can lights generously placed in all halls, kitchen and patio's per plans**
- R-24 Wall insulation system
- Blown cellulose wall Insulation for exterior walls
- **Foam Cathedralized Insulation at roof deck**
- Sherwin Williams (Zero VOC) Paint in Low Gloss Finish
- ProFlow water saving elongated toilets

Gourmet Kitchen Features

- Maple cabinets with 42" uppers in a variety of stains
- IC Crown molding at kitchen upper cabinets
- **Stainless Steel GE Gas Range, Micro-Hood, and Dishwasher**
- Stainless Steel under-mount sink
- Delta Kitchen faucet with side sprayer
- **15 Color choices of Granite for the kitchen with 4" splash**
- 6 Standard edge choices for granite tops
- Spacious walk in pantries (most plans)
- In-Sink-Erator garbage disposal at sink
- Pre-plumbed line for R/O to icemaker

Luxurious Baths

- Dual sinks at master bath
- **Separate shower at master bath with luxurious cultured marble garden tub**
- Cultured marble vanities with integrated sink
- Recessed mirrored medicine cabinets
- Easy clean cultured marble shower pans
- Steel Tubs at secondary baths
- Dual handle Delta faucets at baths

Quality Construction

- Post-Tension Foundation
- **Sturdy 2x6, 16" on center construction**
- Gypsum concrete floors over basement ceilings
- Spacious covered patios
- **Deep 3 car garages per plans**
- Carbon monoxide and smoke detectors
- Prewired for garage door openers at all garages
- Convenient GFCI outlet in garages
- Convenient hose bibs located in front and rear yard
- **Gas stubs to furnace, water heater, range, dryer and BBQ**
- Sturdy built in shelving at all closets and pantries
- Dramatic 10' ceilings, Vaulted ceilings, and plant shelves per plans
- Decora light switches throughout home

Exquisite Exterior Finishes

- Beautifully detailed elevation options
- **Majestic 8' Entry door per plans**
- Sand finish stucco for body of home rolled barge stucco eaves per plan
- Wrapped beams and posts at patio per plans
- **\$10,000 Landscaping Allowance ****
- Wide selection of concrete roof tile
- **Pavers at driveways and walkways**
- 4' Iron Gate

Elegant Interior Features

- **Kwikset Signature Lever Hardware** in choice of designer finishes
- **8' Interior doors with choice of styles**
- Skip Trowel drywall finish
- Rounded corners walls and windows
- **4-1/4" Colonial baseboard trim**
- 2-1/4" Colonial paint grade Casings
- Mission paint grade stair railing (2 stories or basements)
- **18x18" Tile in all wet areas and entry**
- Choice of Carpeting in a variety of colors
- 5 Ceiling Fan Pre-wires
- Impressive Lighting Package

Cutting Edge Technology

- Camera pre-wire at front door
- 3Alarm keypad prewires
- **Installed Security System: panel, alarm system, 1-LCD keypad, and 1-motion sensor**
- Advance home portal "System Main Box" with outlet
- 8 Telephone, TV or LAN Jacks (homeowner placed)

**Landscaping Allowance must be used with VIP's Landscaper, Buyer is responsible for anything beyond the allowance.
 Features Subject to Change without Notice. Features subject to substitution.
 Please refer to the Detail Sheet for Complete and Current Features List. 11/11/2016