

INCLUDED FEATURES FOR COTTAGES AT RIO PASEO

ENJOY COMMUNITY AMENITIES

Community Pool, Outdoor Basketball Court, Shaded Play Structure
Courtyard Cluster Community
LEED Certified[®] Homes

ENERGY-EFFICIENT CONSTRUCTION THAT CONSERVES YOUR MONEY TOO

Energy Efficient 16 SEER Lennox Air Conditioner
Gas Furnace
Rinnai Tankless Gas Water Heater
Wi-Fi Programmable Thermostats
"Merv 8" Air Filters
Fresh Air Intake & R-8 Flex Duct System
"Low-E" Dual Pane Vinyl Framed Windows
Sprayed Cellulose Insulation in Exterior Wall Cavities
R-38 Blown Cellulose Attic Insulation
R-19 Insulated Exterior Wall Design
Radiant Barrier Roof System
LED Bulbs Through-out
Pre-wired for Ceiling Fans in Great Room & Master Bedroom
Low Water Plumbing Fixtures & Toilets
Pex Plumbing Systems
Post Tension Foundation System

INSPIRING KITCHENS FOR ASPIRING CHEFS

Fairfield Recessed Square Panel Cabinets with 36" Uppers in
Choice of Wheat, Spice or Nutmeg
Granite Slab Countertops
Stainless Steel Under-Mount Sink
Chrome Delta Faucet with Integral Sprayer
G.E. Stainless Steel Appliances

- 30" Free-Standing Smooth-Top Electric Range
- Energy Star[®] 3-Level/5 Cycle Dishwasher
- 1.7 Cu. Ft. Over-the-Range Microwave with venting system
- ½ HP Disposal

Refrigerator Space Pre-Plumbed for Ice-Maker and Reverse Osmosis
Recessed Can Lighting per Plan
USB Port at Kitchen with Duplex Charger

INTERIORS WITH PERSONALITY

CAT 6 Structured Wiring Package – Including 5 TV, 1 Phone,
5 Ethernet Data Outlets, 4 Demarcation Wiring and 1 Conduit Run
All Interior Paint to be Low VOC
Random Skip Trowel Drywall Finish with Rounded Corners
10' Ceilings 1st Floor, 9' Ceilings 2nd Floor
6' 8" Hollow Core Interior Doors
2 ¼" Baseboards and Casing
Brushed Nickel Lighting Package
Chrome Interior Door Hinges & Door Hardware
18" Tile Floors at Entry, Kitchen, Nooks, Bathrooms, Powder Rooms
and Laundry Rooms

INVITING EXTERIORS

Random Spanish Lace Exterior Stucco
Thoughtfully Pre-Selected Exterior Paint Schemes
Concrete Pavers at Shared Motor Courts and Walkways
Coach Lights at Garage per plan
8' Therma-Tru Door – Painted Fiberglass Front Door
8' Garage Doors
Garage Door Opener included at Garage
Composite/Wrought Iron Side Yard Gate
Pre-Selected Front Yard Landscaping Package

LUXURIOUS BATHROOMS –LIKE A DAY AT THE SPA WITHOUT LEAVING HOME

Delta Faucets in Chrome
Chrome Bath Hardware
45" High Plate Glass Mirror at Master Bath
42" High Plate Glass Mirror at Secondary Bath
Frameless Medicine Cabinets (per plan)
Executive Height Vanity at Master Bath
Cultured Marble Vanity Tops with Integral Oval Bowls at Master Bath
and Secondary Bath
Cultured Marble Shower Surrounds at Master Bath with Sterling Tub
Sterling Vikrell Tub/Shower Unit at Secondary Bath
Elongated Commodes

Maracay Homes[®]
FLEX DESIGN



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