

THE BOULDER

PLAN DRR-3540

2267 LIVABLE SQUARE FEET

GREAT ROOM, 3 BEDROOMS, FLEX SPACE,
FAMILY ROOM, 2.5 BATHS, 2 BAY GARAGE

GARRETT-WALKER HOMES

LOCAL • EXPERIENCED • QUALITY



FRONT ELEVATION: C



FRONT ELEVATION: D

OPTIONAL STONE VENEER SHOWN



FRONT ELEVATION: E



FRONT ELEVATION: F

PRELIMINARY
SUBJECT TO CHANGE

Home, features and community information are subject to change without notice or obligation.
All Square footages are approximate. See Sales Representative for additional details

DelRioRanch113015

THE BOULDER

PLAN DRR-3540

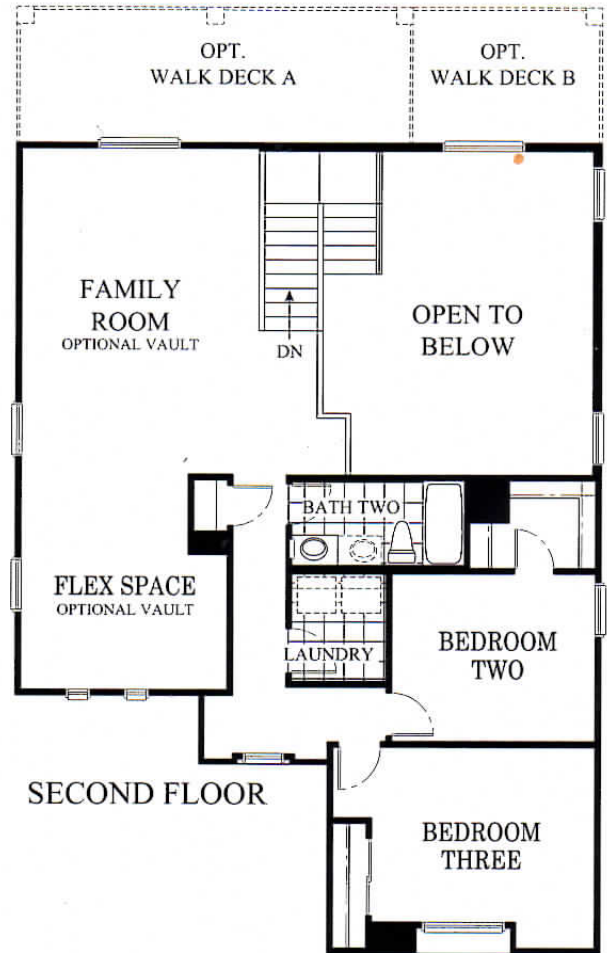
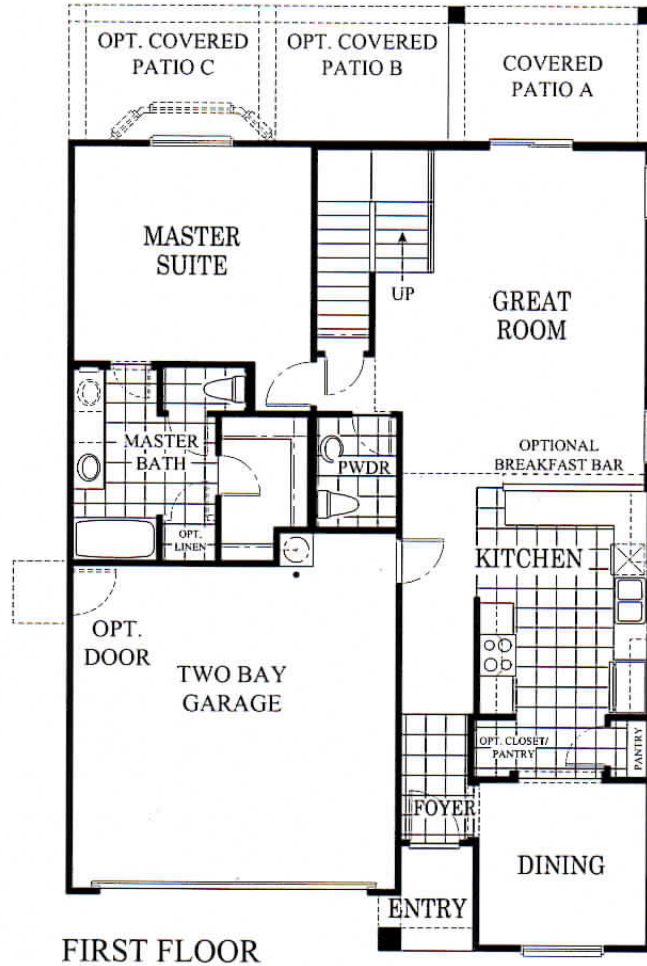
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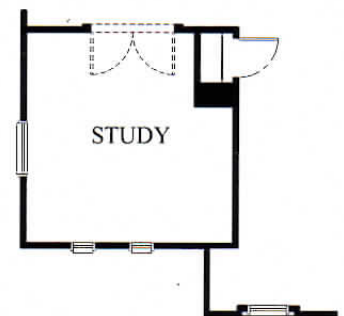
MASTER BATH SHOWER OPTION



MASTER BATH FREE STANDING TUB OPTION



OPTIONAL BEDROOM FOUR AT FLEX SPACE



OPTIONAL STUDY AT FLEX SPACE

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DelRioRanch120815

Included Features for DEL RIO RANCH -3500 SERIES- AVONDALE

CONSTRUCTION WITH INTEGRITY

- **2-10 Home Warranty**
- Creatively Designed Floor Plans and Elevations
- **Engineered Post-Tension Slab Foundation**
- **Covered Patio**
- Twelve Exterior Color Schemes (3 per elevation)
- Flat or 'S' Concrete Roof Tile
- Stone Veneer on 'C' & 'F' Elevations
- Low Maintenance Stucco Exterior & Fascia
- Concrete Block Privacy Fencing per Lot
- Copper Wiring (110 Volt Circuits)
- AQUA PEX Plumbing
- **13" Ceramic Tile at Kitchen, Baths & Laundry**
- Front Yard Landscaping
- Front and Rear Yard Hose Bibs
- Garage Door Opener Pre-Wire
- Smoke Detectors for Safety
- Durable Wall to Wall Carpeting in Livable Areas
- 2 Phone and 2 TV Outlets
- GFCI Outlets at Bath, Kitchen, Garage and Front and Rear of Home

INTEGRATED ENERGY SAVINGS

- **Low 'E', Dual Pane Vinyl Windows**
 - Insulated Exterior Doors
 - High Efficiency, 14 SEER HVAC
 - Electronic Thermostat
 - 50 Gallon Electric Water Heater
 - Ceiling Fan Outlets at Master and Family
 - Exterior Walls Rated at R-19 Composite*
 - Ceilings Rated at R-38 Over Livable Areas*
- *The higher the 'R' Value, the greater the insulating power.

INSPIRED KITCHENS

- Laminate Countertops
- Durable Oak Recessed Panel Cabinetry
- 'Black on Black' Appliance Package
 - Electric Range
 - Touch Control Dishwasher
- Garbage Disposal
- Ice Maker Pre-Plumb
- Ceramic Tile Floors
- Spacious Pantry per Plan

ELEGANT BATHS

- Laminate Vanity Tops with Porcelain Sinks
- Durable Oak Recessed Panel Cabinetry
- Elegant Chrome Fixtures and Lighting
- Easy Care Tubs and Surrounds
- Mirrored and Recessed Medicine Cabinet

SPACIOUS INTERIORS

- **9' Flat Ceilings** (1st Floors Only)
- Hand Applied Drywall Texture
- Rounded Drywall Corners
- Six Panel Colonist Doors
- Flat Paint at All Livable Areas
- Washable Eggshell Paint at Kitchen and Baths
- 'KWIKSET' Chrome Door Hardware
- Chrome Lighting Package

AVAILABLE OPTIONS

- *Fire Sprinkler System*
- *Garage Coach Lights*
- *Upgraded Flooring and Cabinetry*
- *Upgraded Lighting Package*
- *Upgraded Appliance Package*
- *Kitchen Islands (per Plan)*
- *Recessed Lighting*
- *Additional Wall/Ceiling Insulation*
- *Upgraded HVAC System*
- *Insulated Garage Door*
- *Garage Service Door*
- *Exterior Stone (A & C Elevation only)*

LOCAL • EXPERIENCED • QUALITY
www.garrettwalkerhomes.com



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