

**William Ryan Homes Luxury Inclusions**

**Making Homes Personal**

**Customer Focused Lifestyle Designs**

- Flexible Floor Plans w/ Styled Elevations
- Abundant Options to personalize your home in our Design Center

**MY HOME 24-7 WEBSITE**

- Real-time Construction Schedule Overview
- Construction Photo Library
- Building Process Document Vault
- Online Warranty Requests

**Customer Transparency**

- Guaranteed Pre-established Pricing.
- Pre-Construction, Pre-Drywall and Pre-Closing Site Orientations
- 60 Day & 11 Month Warranty Reviews

**Preferred Lender Programs and Support**

- Multiple Programs w/ Available Rate Locks

**William Ryan Homes 1-2-10**

**Limited/Transferable Warranty**

**Foundation**

- Engineered Post Tension Slab with 3000 PSI Rated Concrete

**Exterior**

- Distinctive Front Yard Landscape Designs with Multi-Zoned, Programmable Irrigation System
- A Variety of Stunning Exterior Architectural Designs to Choose From
- Architecturally Distinctive Stucco Finish
- Paver Driveways and Walks
- Steel Architectural Garage Doors With Automatic Opener
- Concrete, Color-Through, Architectural Roof Tiles

**Focus On Energy**

- Premium, Certified Energy Star Partner
- 8' Insulated Fiberglass Designer Entry Door
- Mechanical Engineered High-Efficiency 14 SEER Air Conditioner / 8.5 HSPF Heat Pump Systems
- Spray Foam Insulation in all Exterior Walls of Livable Space
- Spray Foam Insulation on Roof Deck of Conditioned Attic Space
- Ecobee3 lite Smart Thermostat
- Dual Pane, "Low-E" Vinyl Windows with Weep Vents
- Tankless Hot Water Heater
- Moen® Water-Conserving Fixtures Throughout Bathrooms and Kitchen
- Kohler-Sterling® Elongated Toilets
- Pex-A® Water Supply System
- Merv 8® Air Filtration

**Kitchens**

- 2 CM Granite Kitchen Countertops
- Undermount, Stainless Steel, Double Bowl Sink
- Generous Oversized Kitchen Islands
- Walk-in Pantry Per Plan
- Whirlpool® Appliances – Stainless Steel
  - Electric Oven (Gas Optional)
  - Microwave/Vented Hood
  - Multi-Cycle Dishwasher
- 1/3 HP Garbage Disposal
- Water & Ice Maker Pre-Plumb
- 42" Recessed Panel Beech Cabinets
- Kinetico® Water Filtration System

**Bathrooms**

- Cultured Marble Countertops
- Raised Height Owners Bath Vanities
- Oversized Walk-in Owners Shower
- 12"x 12" Tile in Owners Bath Shower with Kerdi® Membrane

**Interior Finish**

- 9' Ceiling Height with 10' Option
- Oversized Secondary Bedrooms
- Skip Trowel Drywall Texture on Interior Walls with Rounded Corners, including Window Recesses
- Lever Interior Door Hardware in Choice of Finish
- 12" x 12" Ceramic Dal® Tile Flooring in Foyer, Kitchen, Breakfast Nook, Laundry Room, and Bathrooms
- Shaw® Wall-to-Wall Stain Resistant Carpet Per Plan

**Electrical/Mechanical**

- Control4® Smart Home Structured Wiring Panel with Hinged Lid
- Control 4® Video Doorbell with Intercom Capabilities
- Ceiling Fan Rough In, Great Room & Owners Suite
- (2) RG6 Coax Cables,
- (1) Cat6 Cable
- (1) Microduct run for NID -Fiber Ready
- (2) Combo Ports with (1) Cat5e cable for phone/data and (1) RG6 Coax cable for cable/satellite
- Exterior Coach Lighting at Garage
- LED Light Fixtures
- Decora Light Switches
- Whole House Premium Lighting Package
- 200 Amp Electrical Service
- Combination smoke/Carbon Monoxide Detectors for Safety
- Two Hose Bibs; One Front and One Rear of Home

**FLEXIBLE OPTIONS TO PERSONALIZE YOUR HOME**

- (Many Options and Features are Plan Specific\*)
- Extended Covered Patios & Outdoor Living
  - Outdoor Fireplaces
  - Golf Cart Garage
  - Multi-Gen Suites
  - 10' Ceilings
  - 8' Interior Doors
  - Multi-Slide Patio Doors

\*William Ryan Homes reserves the right to change floor plans, specifications, prices or installation methods without notice. Special wall treatments, window treatments, upgraded floor coverings, Softscape/hardscape landscaping and many other items featured in and around the model homes are decorator suggested and may not be included in the purchase price. In addition, the Quality Features listed above may not apply if additional options or upgrades are selected with a home. See a William Ryan Sales Consultant for specific information. ROC#227709

