

LUXURIOUS STANDARD FEATURES

AUTHENTIC EXTERIOR DETAILING

Exclusive 61 home golf course and mountain view gated neighborhood with multiple private parks and generous open spaces throughout the Golf Villas neighborhood

Attached "Fee Simple" legal ownership rather than "condominium" ownership

Designed to live like traditional single-family homes while offering a high quality, low maintenance lifestyle

Specially designed "dual wall system" including air gap rather than "shared" wall

Homeowners association membership and use of abundant common amenities in Estrella including Starpointe Residents Club and Presidio Residents Club with pools, exercise equipment & more

Dramatic entry road with impressive gated entry

Architecturally distinct exteriors in a choice of Spanish Colonial, Mediterranean and Ranch Hacienda styles for an enhanced streetscape

Designed for indoor/outdoor living with covered "outdoor room" & optional "disappearing wall of glass"

Exterior shutters, iron detailing, recessed windows, authentic gable details, exposed rafter tails, finials and decorative stone (varies by plan and elevation)

Front porches and entry courtyards (varies by plan and elevation)

Entry courtyards and/or side-yard courtyards for convenient indoor/outdoor living (Residence One, Two and Four)

Decorative 8-foot and/or arched front door (style varies by plan and elevation)

Professionally designed exterior color schemes with stucco finish

"Color-Thru" concrete S-tile or concrete flat roof tile including custom blends (varies by elevation)

Finished two car garages with insulated garage doors and decorative detailing (varies by elevation style)

Almond colored window frames with abundant decorative mullions (varies by elevation style)

Painted full-yard masonry block fencing and/or view fencing enclosing side and rear yard (varies by lot location) with side yard gate

Professionally designed front yard landscaping with automatic irrigation system

Decorative concrete pavers at driveway and front walkway

LUXURIOUS OWNER'S SUITE

Oversized Owner's Suite with 8' entry door

Modern style cultured marble counter tops with 1½ inch square edge and modern rectangular sinks with upgraded 8" wide-spread faucets

Decorative cabinetry with concealed hinges & drawer guides in a choice of stains

Full height cabinetry including bank of drawers for convenient storage

Modern cultured marble tub deck and skirt with drop-in oval tub and decorative deck mount faucet

Oversized shower with frameless, thickened glass door with 6' tall cultured marble surrounds and decorative mud set ceramic tile shower pan

Built-in seat at shower for safety and convenience

Oversized shower head for extra comfort

Plentiful decorative lighting and recessed cans

Large "frameless" medicine cabinets

Generous bath room accessories

Compartmentalized commode with upgraded elongated toilets

Large walk-in closet with built-in bank of shelves, generous double rod and shelves, decorative detailing, fluorescent lighting and extra storage shelving

GOURMET KITCHENS

Upgraded Whirlpool stainless steel appliances

Whirlpool stainless steel 4.8 cubic electric range with "easy wipe" ceramic glass cooktop with multiple convenience features

Built-in Whirlpool stainless steel direct vented microwave oven with turntable and pre-sets

Whirlpool stainless steel dishwasher with sensor cycle and multiple convenience features

Impressive 3CM slab granite counter tops in a choice of 7-granite styles with eased edge and 6" backsplash

Kohler "Vault" undermount stainless steel sink with garbage disposal

Designer one handle faucet with pull-out sprayer

Spacious walk-in pantry with 8' door and extra shelving

Oversized decorative cabinetry with concealed hinges, drawer guides and adjustable shelving

Convenient Food Preparation Island (or eating bar) with 3CM slab granite counter top and built-in recycling center

Boxed-In refrigerator space with expanded overhead storage for built-in appearance

Generous recessed can lighting

Under cabinet "rope" lighting at all upper cabinets

Oversized corner cabinet for additional storage and custom design

Pre-plumbed for reverse osmosis to icemaker line



ROSEWOOD HOMES

Enduring Beauty. Timeless Style.®



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LUXURIOUS STANDARD FEATURES

INTERIOR ELEGANCE AND LIVABILITY

Modern home designs with supreme livability including indoor/outdoor living

Open areas and generous window sizes for spacious ambiance

10-foot ceilings in most first floor living areas (varies by plan and elevation)

8-foot raised panel interior doors at select locations

Upgraded super energy efficient LED lighting at all standard recessed can locations

Modern style cultured marble countertops with 1½ inch square edge and modern rectangular sinks at Bath Rooms

Full height cabinetry with concealed hinges and drawer guides in Owners and Secondary Baths

Elegant Powder Room with upgraded Kohler Pedestal Sink with upgraded 8" wide spread faucet and beveled oval mirror (varies by plan)

Combo tub/shower with porcelain over steel bath tub with 5' tall cultured marble surrounds above tub at Secondary Bathrooms

Oversized 5 ¼-inch base boards

Convenient French doors to outdoor living areas

Raised panel interior doors in a choice of 5-styles

Generous ceramic tile flooring at Entry, Kitchen, Breakfast Nook, Owners Bathroom, Secondary Bathrooms, Powder Room and Laundry Room

Large "frameless" medicine cabinets at Owners and Secondary Bathrooms

Upgraded elongated toilet at all Bathrooms

Random skip trowel drywall finish with rounded corners

Combo Port (1 Coax & 1 CAT6 Data jacks) at Great Room, Bonus Room and Bedrooms

Universal Port (1 Coax & 2 CAT6 Data jacks) at Den

42" Structured Wiring Panel in Laundry Room

Wireless Access Point Pre-wire for WiFi

20-AMP Dedicated Circuit at Great Room & Den

Satellite Pre-wire

Ceiling fan pre-wires with 2 switches at all Bedrooms, Great Room, Den and Bonus Room

Designer bathroom accessories and abundant decorative light fixtures plus recessed lighting

Designer selected interior light fixtures

Painted wood hand rails with spindles on open wood end treads (Residence Four)

Thickened walls and architecturally designed arches (varies by plan)

Upgraded "lever" interior door hardware

Carpeting in a range of designer colors

DURABILITY, PRACTICALITY AND SAFETY

Rosewood Signature Construction plus intensive quality assurance program including detailed frame inspection & 300+ item inspection report

Engineered Post Tension structurally reinforced concrete foundation system with steel cables

Specially designed "dual wall system" including air gap rather than "shared" wall

Decorative concrete pavers at driveway and front walkway

Elegant front door handle set with dead bolt lock in a choice of finishes (style varies by elevation)

Dunn-Edwards upgraded 100% acrylic exterior paint and upgraded Versa interior paint

Laundry Room with oversized upper cabinets, fluorescent lighting & recessed box at dryer vent

PEX Plumbing System

Extra shelving in all Bedroom closets

Coat closets, linen closets, linen cabinets and/or storage closets

Generous structured wiring package with oversized distribution panel and 20-AMP dedicated circuit

Automatic garage door openers with upgraded "belt drive" system

Smoke detectors and carbon monoxide detectors

Painted full yard masonry block and/or view fencing (varies by lot location) with side yard gate

Convenient front and rear yard hose bibs

PVC sleeve under driveway for future use

ENERGY SAVING CONSTRUCTION AND FEATURES

Super energy efficient construction with certified "HERS" scores of 56 to 59 making these homes 41 to 44% more energy efficient than current building code requirements thereby saving thousands of dollars in utility costs

Meets or exceeds Environments for Living (EFL) "Diamond Level" and EPA Energy Star energy efficiency guidelines

Each Rosewood home receives an EFL "Comfort" and "Heating & Cooling Usage" guarantee (see program documents)

Super tight construction with blown-in insulation to seal gaps

High performance "Cathedralized ceiling" insulation system with ducts in conditioned attic



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ENERGY SAVING CONSTRUCTION AND FEATURES *(continued)*

Each Rosewood home is tested for building air tightness with a “blower door” test whereas most builders only test 1 out of every 7 homes

Each Rosewood home has the ducts tested for leakage with a “duct blaster” test whereas most builders only test 1 out of every 7 homes

Each Rosewood home has “room pressure” tests completed to insure proper pressure balance whereas most builders only test 1 out of every 7 homes

Central air conditioning with energy efficient 14 SEER Carrier air conditioner

Programmable WiFi enabled thermostats for comfort, convenience and cost savings

Energy efficient Carrier gas furnace

Energy efficient Rinnai Tankless water heater

Energy efficient Low E dual glazed windows with vinyl frames and Low E French doors & sliding glass doors

Pleasing and super energy efficient LED lighting at all standard recessed can locations

R-19 exterior wall insulation total composite value (most areas)

Insulated garage doors

Convenient Kitchen recycling center

Jump ducts to balance room temperatures

Fresh air ventilation ducts

Water conserving toilets

OPPORTUNITIES TO CUSTOMIZE YOUR HOME

Disappearing Wall of Glass at Great Room for seamless indoor/outdoor living

Oversized Walk-In Shower with built-in bench and separate drying area at Owners Bathroom

Den, Powder Room, Bonus Room, Dual Owners' Suites, additional Bedrooms, additional Bath Rooms & more (varies by plan)

Optional modern style fireplace with choice of decorative surrounds

Custom “two-tone” interior paint in a choice of 6 color packages to personalize your home

Privacy door(s) at Owners Bathroom and Den (varies by plan)

An abundance of optional cabinet door styles, wood species, stains, colors and glazes

Optional cabinet locations, glass doors in upper cabinets, decorative hardware and more

Custom two-tone cabinet design

Modern “Waterfall Kitchen Island” (most plans)

Quartz or marble countertops

Upgraded countertops, edge details, backsplashes, shower/tub surrounds and shower pans

Optional “modern” style appliances

Upgraded appliances and optional finishes as well as refrigerators, washers/dryers, gas appliances and more

Optional Kitchen sink styles

Optional interior and exterior lighting

Upgraded stair railings & colors (Residence Four)

Decorative ceiling beams (varies by plan)

8-foot interior doors

French doors (varies by plan)

Shower with thickened glass door at Secondary Bath in lieu of combo tub/shower (varies by plan)

Upgraded sinks, toilets, faucets and plumbing fixtures in different styles and finishes

Security pre-wire and security systems

Stereo pre-wire and stereo systems

Electrical options

Gas pre-plumb for dryer or BBQ

Laundry sink (Residence Four)

Mirrored closet doors

Upgraded flooring

(See a Sales Associate for a complete list of options and upgrades. Prices subject to change.)



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