



ARROYO SECO – PALAZZO INCLUDED FEATURES

Exterior Design

- Spanish Lace Finish Stucco
- Professionally Xeriscaped Front Yard
- Front Yard Irrigation System with Landscape Timer
- Concrete Tile Roof with 50-Year Limited Warranty
- Large, Covered, Lighted Covered Patios
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- 8' Insulated, Raised 6-panel Fiberglass Front Door
- Fully Sheetrocked and Painted Garage
- Low Maintenance Embossed Steel Garage Door
- Sliding Glass Rear Door
- Ceramic Tile Address Blocks
- Accent Shutters per Elevation
- Coach Lights at Front of House per Elevation

Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- 18" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths, and Utility Room
- 10' Ceilings
- Durable Composite Tub/Shower Surrounds in Secondary Bathrooms
- 2cm Granite Vanities with Undermount Sinks at all Baths
- Elegant Rounded Sheetrock Corners in All Areas
- Structured Wiring, Run to Central Location:
 - 2 TV Outlets located at Owner's Bedroom, Great Room
 - 20" central wiring can with a conduit to structured wiring panel
- Ceiling Fan Pre-Wire in Great Room and Owner's Bedroom
- Pedestal Sink with Beveled Mirror in Powder Room per Plan
- Raised Height Vanities at All Bathrooms
- Cabinets at Owner's and Secondary Baths to Match Kitchen Cabinets
- Skip Trowel Texture at Walls and Ceilings
- 8' Classique Raised Panel Doors with Satin Nickel Lever Door Hardware
- Separate Full-sized Utility Room with Built-in Shelving
- 2 ½" Casing and 3 ½" Baseboards Throughout
- Lighted Attic Access
- Satin Nickel Light Fixtures
- Low VOC Paint and Carpeting

Quality Features

- 10-Year Limited Warranty
- Energy Star® Version 3.1
- Professionally Engineered Post-Tension Foundations
- Professionally Engineered Roof

Gourmet Lifestyle Kitchen

- Granite Countertops with 4" Granite Backsplash
- Undermount 50/50 Stainless Steel Sink and Single-Handle Chrome Faucet
- Large Kitchen Island
- Spacious Pantry and Sun-lit Breakfast Area (per plan)
- 36" Staggered Cabinets with Crown Molding
- Stainless Steel Gas Appliances Including:
 - 30" Gas Cooktop with 30" Vent Hood
 - Built-in Single Oven with Built-in Microwave Above
 - Energy Star® Qualified Multi-cycle Dishwasher
- 1/3 HP Garbage Disposal
- Convenient Ice Maker Hookup
- Recessed Can Lighting

Elegant Owner's Suite

- Soaking Tub with Tile Skirt and Tile Splash per plan
- Separate Freestanding Shower with Tile Shower Pan, Tile Surrounds and Glass Shower Door
- 2 cm Granite Vanity Tops with Undermount Sink(s)
- Raised Height Vanity (in All Baths)
- Large Walk-in Closet
- 42" Executive Height Mirrors

Safety and Energy Features

- 50-Gallon Energy-efficient Water Heater
- Radiant Barrier Roof Decking
- R-38 Insulation in Attic (R-22 in sloped ceilings)
- R-19 Composite Insulation in All Exterior Walls (excluding garage)
- 15-Seer Cooling/Heating System with R-6 Ductwork
- Programmable Digital Thermostat
- Energy-efficient Vinyl Windows Throughout with Low E-Glazing
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors, and Base Plates
- Attic Air Flow Ventilation with Roof Venting
- Water-conserving Commodes
- Pre-weatherstripped Exterior Doors
- Natural Gas Community - Heating, Cooktop and Water Heater

