

INCLUDED FEATURES

Estate Homes Palencia



COTTAGE
HOME COMPANY

PALENCIA

HOMESITE

- Landscape allowance of **\$17,000** includes custom design, plant materials, mulch, sod and irrigation
- \$7,500 allowance for lot clearing and dirt for house pad, assumes level lot
- Concrete paver driveway, lead walk to front porch, lanai
- Mailbox to match community requirements
- All applicable permit fees and water/sewer hook-ups

EXTERIOR FEATURES

- Custom designed plans by award winning residential designers/architects
- Fiber cement siding or Sherwin Williams Loxon XP acrylic and stucco system
- Insulated garage doors with courtyard hardware... openers w/remotes
- **GAF HD Lifetime** Architectural Shingles (metal front porch per plan)
- Stem wall foundation (up to 3 course stemwall standard)
- 2x6 exterior wall framing (per plan)
- 3 exterior hose bibs
- 2 exterior rear double flood lights
- Low maintenance vinyl soffits and aluminum fascia
- Sentricon Termite System
- **Deep Well for irrigation of yards**

ENERGY SAVINGS FEATURES

- Homes constructed to meet Certified Energy Star guidelines
- Foil backed **radiant barrier roof decking** to keep your attic cooler
- High efficiency Carrier **15 SEER** heat pump system
- Programmable digital thermostats
- **Upgraded insulation R-38 ceiling and R-19 exterior walls**
- **Rinnai tankless** gas or LP water heater
- Low-E HP insulated double pane windows (white frames std.)
- Gas package includes up to 5 drops in home
- Off-ridge roof vents
- Poly sealant system to prevent exterior air infiltrations
- Pre-plumbed for water softener

INTERIOR FEATURES

- **Interior Design Services included (up to 8 hours)**
- **Solid Core Doors** in all bedrooms and baths, 8' doors standard down
- **Smooth Ceilings and walls with upgraded level 5 finish system**
- **Porcelain floor tile up to 18 x 18** included all main living areas except bedrooms and closets (set straight)
- Stain resistant carpet over **8lb pad** in all bedrooms and closets
- Crown in foyer, dining, kitchen, living room and/or family room, study, master bedroom and bath
- 5 1/4" baseboards and 3 1/4" door casing
- **Upgraded trim package** including casing around focal/prominent windows and openings on main floor—all trim joints nailed and glued
- **Isokern** masonry gas fireplace with custom built mantel
- Kwikset Signature Series (Tustin Lever - Venetian Bronze)
- Continuous slide ventilated shelving in all closets
- Up to **4 interior paint colors** included Sherwin Williams
- All interior trim painted with upgraded SW Pro Classic semi gloss paint

GOURMET KITCHENS

- **SUB-ZERO/WOLF Appliances (SS)** - WOLF 36" gas cooktop with hood, 30" convection wall oven with combo M/W, SUB-ZERO 36" Built In Ref, ASKO Pro dishwasher.
- **Large eat-in kitchen islands with custom furniture look legs and bead board and/or door panel sides (per plan)**
- Full overlay shaker painted or stained cabinets, soft close, full extension, dove-tail drawers
- Granite (level 2) countertops and tile backsplash included
- Stainless **Farmhouse/apron sink** standard in kitchen
- Garbage disposal included with air switch on island top
- Under cabinet lighting
- **Kohler** Bellera pull-put spray faucet

MASTER BATH SUITE

- Full overlay shaker stained cabinets, soft close, full extension, dove-tail drawers Level II Piedrafina with under-mount sinks
- **Kohler** plumbing fixtures (Devonshire Line)
- Luxury frameless shower door glass (per plan)
- Decorative vanity mirror allowance (\$500)
- **Kohler** drop in tub with deck or freestanding slipper tub (per plan)
- 13"x13" ceramic tile shower walls, tub deck and apron per plan with **matching shower floor tile**

SECONDARY BATHS

- Full overlay shaker stained cabinets, soft close, full extension, dove-tail drawers
- Level II Piedrafina with under-mount sinks
- **Kohler** plumbing fixtures (Devonshire Line)
- **Kohler** cast iron tub with tile walls or framed shower units (per plan)
- Vanity width mirrors
- 13"x13" ceramic tile shower walls with matching shower floor tile
- Elongated Kohler water closets in all baths

TECHNOLOGY/ELECTRICAL FEATURES

- Structured Wiring Package includes 6 duplex multimedia outlets (Cat5E and RG6), 5.1 surround sound prewire, 2 rooms prewired for distributed audio, passive video splitter, telephone module, media center w/cover
- Security System w/ 2 keypads and contacts on all first floor doors and windows (up to 30)
- Decorative lighting allowance of **\$4,000** for int. and ext. fixtures/fans
- 200-300 AMP electrical service (per plan)
- Decora light switches included
- Ceiling fan prewire/bracing included in family room, study, lanai and all bedrooms (fan install labor incl. up to six fans at 10' ceiling height)
- Generous amount of recessed can lighting included (per plan)

WARRANTY INFORMATION

(2-10 BUILDER WARRANTY)

- **1-Year Builder Finish Warranty**
- **2-Year Limited Major Mechanical Warranty**
- **10-Year Limited Structural Warranty**
- **1-year termite repair bond included**