



ALANNA HEIGHTS FEATURES

LIVING AREAS

- Wood look luxury vinyl plank flooring in main living areas and kitchen, excludes all bathrooms
- Carpet in all bedrooms and study (if applicable)
- Light Monterrey texture on walls and ceilings
- Rounded corners in main living areas
- Molded panel interior doors with satin nickel knobs

KITCHEN AND BREAKFAST

- Pre-plumb for ice maker connections
- Stainless steel energy efficient appliances
 - > Electric smooth-top range with self-cleaning oven
 - > Multi-function dishwasher
 - > Over-the range microwave
- 1/3 HP disposal
- Stainless steel undermount sink with stainless steel Moen kitchen faucet
- Granite countertops with 4" granite splash
- Shaker style cabinets with upper cabinets to ceiling (per plan)

ALL BATHS

- Ceramic tile flooring
- Granite countertop with 4" granite splash with rectangular sink
- Chrome bath lavatory faucet by Moen
- Full mirror with decorative lighting
- Elongated commode
- Master bath
 - > Shower with ceramic tile surround, acrylic base, and clear glass door with chrome frame.
 - > Chrome shower fixture by Moen
- Secondary bathroom
 - > Low maintenance acrylic tub/shower surround unit
 - > Chrome tub/shower fixture by Moen

MASTER SUITE

- Step ceiling
- Decorative ceiling fan with lights
- Spacious walk-in closet with solid shelving and wood clothing rods

SECURITY PACKAGES

- Deadbolt locks on all exterior doors
- Smoke detectors with battery backup
- Carbon monoxide detector with battery backup

ENERGY PACKAGE

- High-efficiency heat pump
- Double pane Low-E insulated vinyl windows
- Energy efficient insulation
 - > Flat ceilings: R-38 blown
 - > Sloped ceilings: R-22 blankets
 - > Exterior walls: R-13 paperless batts
 - > Top & bottom plate: Polycel
- HERS Certification

EXTERIOR

- 4-sides masonry with stone accents
- Two water faucets
- Front and rear waterproof electrical outlets

CONSTRUCTION FEATURES

- Engineered steel rebar foundation
- Treated sill plates
- Architectural dimensional (fiberglass reinforced) shingles with manufacturer's warranty
- 50-gallon water heater
- Pre-plumb for water softener
- All electric 200 Amp service
- Pre-wired for 2 TV outlets, 2 CAT5 outlets, and 1 240V/50AMP (EV) outlet in garage
- Pre-wire for garage opener
- Conventional septic system

SPECIAL FEATURES

- Covered front porch
- Traditional 6-panel insulated painted entry door with doorknocker and viewer
- 9' ceiling in foyer (per plan).
- Vaulted or 10' ceiling in great room (per plan)
- Decorative ceiling fans with lights in great room
- Indoor laundry area with convenient shelving
- 12' x 10' rear concrete patio
- Concrete drive and approach

HOME WARRANTY

- 1-Year* Workmanship & Materials Warranty
 - 2-Year* Systems Warranty for Electrical, Plumbing and Mechanical Systems
 - 6-Year* Limited Major Structural Defect Warranty by Maverick
- *Warranties run concurrently.
All Warranties are transferrable.

Features and materials are subject to change without notice.

