

# TESSERA

## Included Features

### ENGINEERED ENERGY SAVING FEATURES

- Energy Star qualified
- Dual pane high performance vinyl Low E windows
- High efficiency 14 seer rated system for heating and cooling
- R-38 ceiling insulation over livable areas
- R-19 composite wall assembly in livable areas
- Mastic sealed HVAC ductwork
- Air balance transfer ducts at all bedrooms for comfort
- Weather stripping or caulking around all exterior openings
- Radiant roof barrier
- Fresh air system for health & safety

### INTERIOR ENERGY SAVING FEATURES

- Energy Saving - Honeywell FOCUSPRO™ 6000 programmable digital thermostats
- Energy Saving - GE EnergySmart™ Compact Fluorescent Light Bulbs
- Energy Saving - Whirlpool Energy Star® dishwasher
- Water and Energy Conservation - Moen's water-saving shower heads & lavatory faucets
- Superior Air Quality- Frazee paint with low Volatile Organic Compounds
- Superior Air Quality- Shaw carpet with low Volatile Organic Compounds
- Superior Air Quality - Merv-8 air filters
- DuraPerm™ low-maintenance materials plus fiber cement siding
- Home Energy Monitor

### UNIQUE FEATURES

- A variety of thoughtfully designed floor plans and exteriors
- Oak square recessed panel cabinets standard
- Spacious vaulted ceilings (per plan)

- Pre-wired for two telephones, 2 ceiling fan outlets, 2 cable television, pre-wired for double bay garage door
- Spacious 3 car garage
- 200 amp electrical, copper wiring (110v circuits)
- Nine year insurance-backed home warranty with Professional Warranty Service Corporation

### DISTINCTIVE EXTERIORS

- Decorative long life concrete tile roof
- Choice of exterior color schemes by Frazee paint
- Six panel entry door with elegant chrome hardware and security deadbolt lock
- Attractive stone veneer (per plan and elevation)
- Attractive tan window frames
- Hose bibs – front and rear
- Masonry fenced rear and side yards with stucco fenced returns for privacy
- Parapet covered patios with stucco columns (per plan)

### IMPRESSIVE INTERIORS

- Designer selected flooring throughout
- Elegant rounded drywall corners with skip trowel finished texture (as shown)
- Spacious interior laundry area
- Decorative rocker switches
- Smoke detectors installed for safety
- Knob interior door hardware in polished chrome finish

### LUXURIOUS BATHS

- Cultured marble bath vanities with dual integral bowls and bullnose edges (per plan)
- Attractive oak cabinetry
- Elegant chrome bath fixtures and accessories
- Elongated toilets
- Recessed frameless medicine cabinet
- Dramatic 42" mirror at hall bath

### LUXURIOUS OWNER SUITES

- Raised owner's bath vanity
- spacious owner suite
- Walk-in closet with dual pole wardrobe (per plan)
- Moen chrome bath fixtures

### LUXURIOUS OWNER SUITES CONTINUED

- Garden tub with cultured marble surround with separate shower (per plan)
- Cultured marble bath vanities with dual integral bowls bullnose edge
- Elongated Toilets
- Frameless recessed medicine cabinets
- Expansive 42" mirror

### GOURMET KITCHENS

- Whirlpool electric range (pre-plumbed for gas)
- Whirlpool Energy Star® automatic dishwasher
- Whirlpool 1/2hp garage disposal
- Space saving kitchen island (per plan)
- Easy to clean laminate countertops
- No-wax vinyl flooring
- Self-rimming stainless steel sink
- Moen single lever chrome faucet with separate sprayer
- Recessed lighting at kitchen
- Pre-wired for microwave

### OPTIONAL EXTRAS YOU MAY CHOOSE TO INDIVIDUALIZE YOUR HOME

- Garage extensions (per plan)
- Decorative fireplace – direct vent gas unit
- Extended covered patios and walk decks
- Upgraded kitchen sink and faucet
- Upgraded flooring
- Mirrored closet doors
- Upgraded lighting package

\*Prices and features subject to change without notice.

