

# **TRIANDA TERRACE AT PALM VALLEY**

## **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
- Energy efficient gas hot water heater
- Mastic sealed HVAC ductwork
- Air balance transfer duct at all bedrooms for comfort
- Gas pre-plumb at dryer and range
- 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
- Post tension foundation

- Durable masonry fencing with stucco and painted fence returns
- Pre-wired for two telephones, 2 ceiling fan outlets, 2 cable television, pre-wired for double bay garage door
- Nine year insurance-backed home warranty with Professional Warranty Service Corporation

#### **DISTINCTIVE EXTERIORS**

- Front yard landscaping with automatic drip system
- Choice of exterior color combinations
- Decorative long life concrete tile roof
- Access sleeve under driveway for future landscaping
- Hose bibs – front and rear
- Full stucco application on all sides
- Weatherproof GFI receptacle at front porch and rear of home
- Covered patio with stucco columns

#### **IMPRESSIVE INTERIORS**

- Elegant rounded drywall corners with skip trowel finished texture
- Plush wall-to-wall carpeting and easy care vinyl flooring
- 9' ceiling height (per plan)
- Polished chrome interior door hardware
- Decorative white "Decora" switches
- 6 panel wood grain interior doors

#### **DESIGNER BATHROOMS**

- Cultured marble bath vanities with recessed bowl
- Bath accessories in chrome
- Elongated toilets
- Expansive plate glass mirror at full baths
- Pedestal sinks in powder room (per plan)

#### **LUXURIOUS OWNER SUITES**

- Spacious owner suite
- Walk-in closet with dual pole wardrobe (per plan) for maximum hanging space
- Recessed mirrored medicine cabinet
- Cultured marble bath vanities with bullnose edge Integral bowls
- Separate tub and shower

#### **GOURMET KITCHENS**

- Distinctive oak cabinetry
- Whirlpool conventional range/oven
- Whirlpool vented hood exhaust system
- Whirlpool Energy Star® automatic dishwasher
- Easy to clean laminate countertops
- Dual basin stainless steel double sink
- Moen single lever chrome faucet with separate sprayer
- Pre-wired for microwave

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

- Optional extended covered patios (per plan)
- Upgraded cabinetry
- Upgraded flooring and appliances
- Additional ceiling fan outlets
- Decorative gas fireplace
- Music/surround sound
- Mirrored closet doors
- Semi- gloss paint in Kitchen & bathrooms

\*Prices and features subject to change without notice



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