

VILLAS AT TOSCANA

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 & cooling
- Energy efficient gas hot water heater
- R-38 ceiling insulation over livable areas
- R-15 composite rated sidewalls on livable areas
- Mastic sealed HVAC ductwork
- Air balance transfer ducts at all bedrooms for comfort
- Radiant Roof Barrier

eSMART 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 – Monarch paint with low Volatile Organic Compounds
- Superior Air Quality – Shaw carpet with low Volatile Organic Compounds
- Superior Air Quality - Merv-8 air filters
- Low-maintenance materials plus fiber cement siding per plan
- Home Energy Monitor

UNIQUE FEATURES

- Pre-wired for two telephones, two cable television, pre-wired for double bay garage door
- Pre-wired for ceiling fan outlets in great room, master
- Dramatic 9', 10' and 12' ceilings (per plan)
- Nine year insurance-backed home warranty with Professional Warranty Service Corporation
- 400 amp with 200 amp sub-panel electrical, copper wiring

UNIQUE FEATURES CONTINUED

- Gas and electric to range and dryer location

- Pre-plumbed for reverse osmosis and soft water loop

DISTINCTIVE EXTERIORS

- Long-life concrete tile roof
- Choice of 10 exterior color schemes by Frazee paint
- Decorative long life concrete tile roof
- Upgraded composite entry door with choice elegant designer entry door handle set (per plan)
- Concrete driveway, patio and entry walk with salt finish
- Three hose bibs (per plan)
- Masonry fenced rear and side yards with stucco fence returns for privacy
- Standard covered patios (per plan and elevations)
- Coach light at garage (2 per plan)
- Steel garage door
- Sand finish stucco

IMPRESSIVE INTERIORS

- Ceramic tile entryway, kitchen, nook, laundry and all baths
- Designer selected flooring throughout
- Elegant rounded drywall corners with skip trowel finished texture
- Spacious interior laundry area
- Polished chrome interior door hardware
- Decorative rocker switches
- Choice of two or six panel interior doors
- Choice of designer interior door hardware

DESIGNER BATHROOMS

- Cultured marble bath vanities with integral bowl
- Attractive raised panel oak cabinetry
- Elegant chrome bath fixtures and accessories
- Elongated toilets
- Expansive plate glass mirror at full baths
- Dramatic 54" mirror (per plan)

SPACIOUS LUXURIOUS OWNER SUITES

- Walk-in closet with dual pole wardrobe

- Cultured marble garden tub with separate shower
- Cultured marble bath vanity with dual integral bowls and bullnose edge

GOURMET KITCHENS

- Whirlpool electric smooth top cook top
- Whirlpool built-in oven with microwave/ hood combination
- Whirlpool Energy Star® automatic dishwasher
- Badger 1/2hp garbage disposal
- Space saving kitchen island (per plan)
- Granite countertops in kitchen
- Hand set ceramic tile flooring
- 42" upper cabinets
- Self-rimming white equal bowl double sink
- Icemaker line to refrigerator
- Single lever Moen chrome faucet with spray attachment
- Recessed can lighting

OPTIONAL EXTRAS YOU MAY CHOOSE TO INDIVIDUALIZE YOUR HOME

- Gas appliances
- Decorative fireplace – direct vent gas unit
- Designer flooring choices
- Ceramic, engineered stone countertops
- Finished basements
- Semi gloss paint in kitchen & bathrooms

*Prices and features subject to change without notice

