



# MAJESTIC ELMS

## Standard Features

### Distinctive Architecture

- ◆ Timeless architectural styles
- ◆ Low maintenance hardi and stucco exteriors (per plan)
- ◆ 30 year architectural roof shingles
- ◆ Carriage Style Garage Doors with windows and hardware
- ◆ Spacious 1 or 2 Car Garages (per plan)
- ◆ Decorative carriage lights
- ◆ Inviting covered front porches and entries
- ◆ Beautiful insulated fiberglass entry door
  - ◆ Won't Rust
  - ◆ Won't Dent
  - ◆ Won't Warp
  - ◆ Won't Split
- ◆ Full pre-finished rain gutters and downspouts
- ◆ Front and rear freeze-less faucets and safety protected electrical outlets

### The Beauty Within

- ◆ Welcoming entries with Benchmark Vinyl flooring
- ◆ Two Panel Arched Top interior doors
- ◆ Bathroom Vanity with Framed Mirrors and Upgraded Lighting
- ◆ Kwikset brushed nickel lever door handles
- ◆ Custom 10" trim package, including 5 3/4" baseboards and pencil trim with 3" spacing
- ◆ Designer selected Two Tone Paint with "Velvet Sheen/Eggshell" Finish
- ◆ Santa Fe textured drywall finished walls with rounded corners
- ◆ Vaulted entry, living room, family room and kitchen (per plan)

### Functional Elegance

- ◆ Plush carpet with 6lb pad
- ◆ Walk in master closets
- ◆ Cabinet knobs for style and convenience
- ◆ Versatile wall outlet with USB Charging Ports in kitchen
- ◆ Laminate counter tops with china lavatories
- ◆ Moen® chrome plumbing fixtures throughout
- ◆ Ceiling Fan at master bedroom for Comfort and Efficiency
- ◆ Dependable Pex Plumbing Branch System (Water Disbursing Manifold Optional)
- ◆ ½ HP Garage Opener with Remotes and Keyless Entry

### Kitchens Designed for Cooking

- ◆ Rustic Alder Cabinetry
  - Staggered Uppers with Crown Molding
  - Dual drawer guides
  - Concealed, adjustable hinges
  - Adjustable shelves
  - Kitchen cabinet knobs
- ◆ Elegant recessed lighting
- ◆ Laminate surface countertops with stainless steel sink
- ◆ Stainless Steel *Whirlpool*® Appliance Package
  - Self Cleaning Electric Range
  - Energy Star Dishwasher
  - Microwave above range
- ◆ Moen kitchen faucet with side vegetable sprayer
- ◆ Durable food waste disposal-1/2 h.p.
- ◆ Generously functional pantries and storage
- ◆ Benchmark Vinyl flooring in entry, kitchen, and nook
- ◆ Water line rough-in to refrigerator

### Energy Saving Standard Features

- ◆ 95% + efficient furnace
- ◆ "NEST" The Learning Programmable Thermostat
- ◆ Outlet gaskets on all exterior electrical boxes to reduce air infiltration
- ◆ High Efficient, quick recovery, energy rated Water Heater
- ◆ Energy Star Compact Fluorescent
- ◆ Blown fiberglass insulation; BIBS (Blown-in Blanket System)
  - R-45 at ceilings
  - R-23 exterior walls
  - R-11 basement wall batts
  - R-38 at living areas above garage and cantilevers
- ◆ Dual Glaze, Thermally insulated Low "E" Windows
- ◆ 2x6 Exterior walls
- ◆ Foam sealing at exterior & interior wall penetrations
- ◆ Well insulated exterior doors
- ◆ Bath fans with looped ventilation
- ◆ Attic and soffit ventilation to cool attic in summer heat



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### Peace-of-Mind Structural Features

- ◆ Floor system I-joists minimize squeaks and increase strength
- ◆ Full 7/16" OSB sheathing at all exterior walls
- ◆ 24/32" (3/4") OSB-tongue & groove flooring, glued & rink shank nailed
- ◆ Bracing clips at roof sheathing improves strength
- ◆ Wood backing at towel bar locations
- ◆ Gravel under basement slabs
- ◆ Garage floor doweled into foundation & driveway slab to prevent settling and slab separation
- ◆ Steel mesh in driveways increases slab integrity and reduces separation cracking
- ◆ Heavy scoring at exterior concrete to minimize random cracking
- ◆ Zip-strips in basement floors to control cracking
- ◆ Continuous grade beam under garage door to provide structural integrity
- ◆ 3" pipe under driveway for future sprinkler pipe crossing
- ◆ Windows set with caulk & moisture barrier to minimize moisture infiltration
- ◆ Step-flashing to increase "ice-creep" protection
- ◆ Water & Ice Shield at all roof valleys

### Personally Yours

Your home can be made "Personally Yours" by selecting from a large variety of personalized upgrades and features:

- ◆ Great front doors make a great first impression-Add leaded glass
- ◆ Custom select a unique hardware package for the home
- ◆ Choose from a wide array paint colors for interior walls
- ◆ Try maple, alder or wrought iron stair railings to personalize your home
- ◆ A variety of styles and finishes are available for bath and plumbing fixtures
- ◆ Select special cabinet door styles, wood species and finishes to add your own personal touch
- ◆ Appliances are a great way to upgrade the kitchen-see our selection of *Whirlpool and Kitchen Aid* products
- ◆ Holiday light pre-wiring makes decorating easier
- ◆ Select from a wide array of floor coverings-Carpet, wood, laminate, vinyl, tile or slate
- ◆ Add a Manabloc water dispersing system

Personalized Features can be added to the majority of standard plans at an increase to the base purchase price.

### Mountain Vista Advantages

- ◆ Design consultation to help make the house, your home
- ◆ Home warranty coverage and written home maintenance schedule
- ◆ Four formal buyer orientations to keep communications and expectations consistent