



SF COMMUNITIES
Welcome Home

Gold Included Features

Community Highlights

- Architecturally Controlled Exteriors
- Sidewalks Throughout Community Where Platted
- Standard House Setback is 38' from Back of Curb
- **"D" Elevations; Brick Fronts w/2' Returns combined w/Low Maintenance Vinyl Siding with a Limited Warranty, Brick Pedestals and Tapered Columns (per community)**
- 1-Rear Flood Light

Superior Construction

- Steel Reinforced Poured Concrete Foundations
- Engineered Floor System and Roof Trusses
- 3 Tab Composition Roof Shingles w/20 Year Warranty
- Low Maintenance Vinyl Siding w/ Limited Lifetime Warranty
- Seamless Aluminum Pre-Finished Gutters w/Side Downspouts
- Approximately 120 Sq. Ft. of Concrete Back Patio
- 2 Exterior Hose Spigots w/Shut Off Valves
- 10 Pallets of Sod with Irrigation
- GFI Outlets in Kitchen, Bathrooms, and Garage
- Weather Proof Electrical Outlets on Front, Side and Rear Patio
- Smoke Detectors in all Bedrooms and Hallways
- Carbon Monoxide Detectors (per code)
- Washer/Electric Dryer Hookups w/Dryer Vent to Exterior
- Designer Selected Exterior Lighting
- Full Security System w/Keypad and Motion Detectors
- Advantech Floor Decking (#1 in the Industry)
- 2 A/C Units (per plan)

Elegant Interior Features

- 9' 1st Floor Ceilings & 8' 2nd Floor Ceilings (per plan)
- Textured Finish Walls & Ceilings
- Complete Designer Brushed Nickel Lighting Package
- Ceiling Fan and Light Kit in the Master Bedroom & Family Room
- Santé Fe Interior Doors w/Brushed Nickel Hardware **& Lever Knobs**
- Ventilated Wire Shelving in Pantry and Closets
- Pull Down Stairs for Easy Access to Attic
- No Wax Vinyl Flooring in Secondary Bathrooms and Laundry
- Brand Name, Wall to Wall Plush Carpeting
- Prewired for Telephone in the Kitchen and Master Bedroom and Pre-Wire for Telephone in Family Room and All Bedrooms
- Prewired for Cable in the Family Room and Master Bedroom Pre-Wire for Cable in All Bedrooms
- Prewired and Blocked for Ceiling Fans in Secondary Bedrooms
- 2" Designer Faux Wood Blinds on the Front of the Home (per plan)
- Fireplace w/Remote Control Start and Glass Doors in Family Room Comes w/Wooden Trimmed F/P w/Mantle and Fluted Legs
- Decorative Arches, Including over Master Bath Tub (per plan)
- Vaulted Ceilings in Master Bedroom (per plan)
- **Upgraded Trim Package Throughout Including Open Rails on 1st Floor Stairs, 5 1/4" Speed Base Molding Throughout, Wooden Window Casings w/356 Trim, 1-Piece Crown in the Dining Room (per plan) and Judges Paneling and Chair Rail**
- 1-Piece Crown Molding in the Formal Living Room (per plan)

Kitchens

- **36" Staggered Legacy-Maple Flat Panel Exquisitely Crafted Cabinetry, Crown Molding & Knobs and Fridge Side Panel**
- **6 Recessed Can Lights in the Kitchen**
- Double Bowl Stainless Steel Sink
- Garbage Disposal (per community)
- **Granite Countertops w/Undermount Sink**
- **Upgraded Kitchen Sink Faucet**
- Tile Kitchen Backsplash on Standard Pattern
- Delta Faucets
- Water Line for Ice Maker

Appliances

- **Stainless Steel** - Free Standing, Manual-Cleaning, Smooth Top, Electric Range, Standard Dishwasher and Microwave Hood Combination.

Bathrooms

- **Cultured Marble Vanity Tops in the Master Bath**
- Laminate Countertops in Secondary Bathrooms
- Garden Tub in the Master Bath, with Separate Shower (per plan)
- Mirrors Above All Vanity Tops, Exhaust Fans, Chrome Fixtures
- Master Bath Tub Tile Surround, Level-1 Tile

Flooring

- Brand Name Carpet w/Stain Guard and 6lb Pad
- Brand Name No Wax Easy Clean Vinyl Flooring in Wet Areas
- Engineered Hardwood Flooring in the Foyer (Level-1)
- Engineered Hardwood Flooring in the Dining Room (Level-1)
- **Tile Flooring in the Kitchen and Breakfast (Level-1)**
- **Tile Flooring in the Master Bath (Level-1)**

Garages

- **Installed Garage Door Opener w/ 2 Remotes**
- Steel Reinforced Concrete Floor

Energy Saving Features

- Energy Efficient 13 SEER Heating and Air Conditioning System
- Insulated "Low-E" Dual Pane Windows w/Easy Clean Tilt System and Screens
- Roof and Soffit Ventilation System
- 50 - 80 Gallon Electric Hot Water Heater (per plan)
- Fully Insulated Exterior Walls of Heated/Cooled Spaces
- ZIP Exterior Sheathing System for Maximum Energy Efficiency
- NORBOARD "Solar Board" Radiant Barrier Roof Decking

About Your Builder

- 1-Year Limited Builder Warranty w/Full Time Customer Care Team
- Over 50 Years Combined Building Experience
- Homeowner Orientation Prior to Closing
- Homeowner Warranty Website at: www.sfcommunities.net

SF Communities Reserves the Right to Change Plans, Pricing, and Specifications, Selection and Availability Without Notice.

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JM