

THE  
**VINEYARDS**  
AT COTTONWOOD

## EXCLUSIVE FEATURES

These features and options are preliminary only. They are subject to change. Improvement or changes in products and designs may result in altering, without notice and obligation, any of the above features or specifications, striving always to provide you with the best amenity value possible.

### ENERGY-SAVING & SECURITY FEATURES

- Energy Star and Indoor Air Plus certifications
- Andersen Fibrex windows with Low-E glass
- 40-gallon Energy Star-rated gas water heater with recirculation pump
- Wet pipe fire sprinkler
- 14-SEER air conditioner
- 92% AFUE furnace
- R-38 blown cellulose at ceiling
- R-21 cellulose wall spray at exterior walls of home
- All ductwork to be sealed and insulated with R-8 insulation
- Garage to have R-19 batts at walls and R-19 batts or blown cellulose at ceiling
- Fantech inline fan with MERV 8 filter for fresh air introduction
- MERV 8 return air filters
- Condensate removal system with automatic safety shut off switch
- Smoke and CO detectors in sleeping areas
- 200 amp electrical service with copper branch circuits

### EXTERIOR

- 30-yr CertainTeed Landmark designer shingles
- Low-maintenance Synergy sand finish stucco with integral color
- Covered patio
- 2-car garage
- Oversized, Classic-Craft Craftsman-style door with Schlage handleset

### EXTERIOR, CONT.

- Garage door opener
- Low-water use front yard landscaping

### INTERIOR

- Shaker-style door with Schlage brushed nickel hardware
- Ceiling fans in bedrooms and great room
- Recessed lighting with dimmable LED bulbs
- Decora light switches
- Cat-V phone wiring
- RG-6 TV wiring
- Eggshell two-tone interior paint
- Luxury vinyl plank at entry, kitchen, great room and baths
- Carpeting in bedrooms
- Walk-in master closets

### BATHROOMS

- Granite countertops
- Linen closet
- Kohler low-flow toilets, undermount sinks, faucets
- Energy Star-rated, quiet, 2 speed exhaust fans
- Master: No-edge, tiled walk-in showers
- Hall bath: Fiberglass tub and shower surround

### KITCHEN

- Granite countertops
- Shaker-style cabinetry with dovetail, soft-close drawers and plywood boxes
- Kitchen island
- Stainless steel undermount sink
- Whirlpool range with glass cooktop, steam microwave and stainless dishwasher

### OPTIONAL FEATURES

- Wine bar
- China hutch
- Fireplace with raised hearth
- Travertine, stone or hardwood flooring
- Upgraded appliances
- Upgraded lighting and ceiling fans
- Upgraded cabinetry, doors, hardware
- Upgraded countertop finishes and edge details
- Upgraded sinks and faucets
- Entertainment centers, surround sound
- Security alarm
- Central Vacuum Systems
- Designer Window Coverings
- Soft Water & RO systems
- Tankless hot water heater
- Energy efficient comfort packages
- Whole house humidifier
- Garage cabinets, heat pump, epoxy-coated floors
- Garage door with windows
- Garage extension
- Gutters and downspouts
- Pet access door
- Patio extension
- Fencing, railings, decking
- Upgraded landscaping for front and rear yards
- Pavers for patio, walkways and drive
- Exterior stone veneer, upgraded shingles
- Solar package



For marketing purposes only. Subject to change without notice.

