

## PHILLIPS CREEK RANCH 65' INCLUDED FEATURES

### QUALITY CONSTRUCTION

- Professionally engineered post-tension foundation inspected at multiple stages of the foundation process
- Engineered structural framing inspected and certified on every home
- Third party quality inspections performed on each home prior to sheetrock and at final stage of construction
- Inspections performed by an experienced construction staff at various stages of the construction process
- Third party Home Energy Raters conduct on site testing and inspections to verify the energy efficiency measures, as well as insulation, air tightness, and duct sealing details on every home
- Two-Year Workmanship Limited Warranty and a Ten-Year Structural Limited Warranty provided by a third-party warranty company

### ENERGY AND HEALTH

- Designated RESNET Energy Smart Builder with up to 30% or more improvement in energy efficiency over the HERS® reference home. For more information, please visit [www.resnet.us](http://www.resnet.us)\*
- High-efficiency Carrier® 16 SEER air conditioning system with environmentally-sound Puron® refrigerant
- R-8 air ducts with higher insulation rating for increased temperature control and sealed to reduce air loss
- Low-E dual pane insulated vinyl windows in a choice of colors
- Radiant Barrier roof decking to reduce solar heat gain
- Energy efficient Rheem tankless water heater with eco-friendly burner that reduces nitrogen oxide emissions
- Energy saving LED light bulbs installed throughout the home
- R-38 blown fiberglass insulation in accessible flat attic areas and R-13 batt insulation in exterior walls
- PEX plumbing system installed for water quality and energy efficiency
- Polycel sealant around all windows, doors, pipes, wiring holes, and exterior base plates for improved energy efficiency and comfort
- Bora-Care® termite treatment and Taexx® built-in pest control system

### EXTERIOR FINISHES

- Insulated cedar garage doors
- Impressive 8-foot tall front door with a choice of styles
- 30-year architectural composition shingles with limited lifetime warranty – nailed, not stapled
- Six-foot pre-stained cedar fence with steel posts and gate
- Full rain gutters
- Buff colored brick and stone mortar standard
- Gas line to back patio
- Generous landscape package with programmable irrigation system

### ELEGANT INTERIOR FINISHES

- Delta® faucets in all bathrooms
- Powder room vanity cabinet with granite countertop and rectangular under-mount sink
- Rocker style light switches in a choice of colors
- Ceiling fans in family room, master bedroom and game room (per design)
- Remote controlled direct vent fireplace with gas logs and choice of brick or cast stone mantel designs
- Eight-foot solid core first floor interior doors with a choice of styles
- Eight-foot full light glass panel doors at library (per design)
- Oversized 7-1/4" base boards throughout the home
- Distinctive crown molding at the entry, extended entry, formal dining room and library (per design)
- Elegant stair case with a choice of standard iron balusters and an oversized starter newel on a wood starter step
- Mud room cabinet with coat hooks included (per design)

### ELEGANT INTERIOR FINISHES

(continued)

- Recessed can lighting in the family room (per design)
- Nail down wood floors with a hand scraped finish at the entry, extended entry and family room
- Luxurious carpet including ½" 6lb carpet pad
- Solid surface countertops with integral rectangular sinks in the secondary bathrooms
- Kwikset® lever door handles with a choice of styles
- Utility room wall cabinet over washer and dryer space
- Garages finished out with textured walls and ceilings, fluorescent lighting, trimmed and painted

### EXTRAVAGANT KITCHEN

- Hand finished cabinets with 42" uppers and numerous choices of door styles and finishes
- Various choices of standard vent hood styles vented outside
- Additional cabinet details include pot and pan drawers, raised end panels, refrigerator cabinet, large crown molding, cabinet projections and concealed Euro style hinges
- Granite countertops with a choice of sink and edge styles
- Recessed can lighting and island pendant lighting (per design)
- GE Café Series® 36" stainless steel six burner professional gas range top
- GE Profile Series® built-in 30" double convection oven
- GE stainless steel dishwasher with stainless steel tub, hidden controls and adjustable racks
- Delta® stainless steel faucet with pull down spout
- Heavy duty ½ HP disposal with countertop mounted pneumatic on/off switch (per design)

### LUXURIOUS MASTER BATH

- Granite countertops with rectangular under-mount sinks
- Hand finished cabinets, including a bank of drawers, with numerous choices of door styles and finishes
- Decorative framed mirrors with a choice of styles
- Delta® stainless plumbing fixtures with 8" widespread vanity faucets
- Spacious shower with shower seat and tile floor (per design)
- Large 6-foot garden tub with tile tub deck and surround (per design)
- Elongated comfort height toilet

### TECHNOLOGY

- Kwikset® keyless entry lock with Z-wave® technology for smartphone operation
- Smart enabled light switch at the front door, back patio door, family room and master bedroom \*\*
- Nest® Smart thermostat E
- Nest® Hello video doorbell \*\*
- Wi-Fi enabled garage door opener(s)
- Structured wiring package that includes CAT5e and RG6 wiring
- Cable TV and ethernet combination outlets in the family room, master bedroom and game room (per design)
- Phone and ethernet combination outlet in the library (per design)
- Phone outlets in the kitchen and master bedroom
- Flex conduit in the family room to connect technology inside the wall
- 5.1 surround sound pre-wire in the family room and 7.1 surround sound pre-wire in the media room (per design)

### DESIGN CENTER

- Six (6) hours of complimentary design service to complete your selections
- Included meeting with an audio, security and home automation professional when purchasing a design to build
- One complimentary design appointment with an expert consultant in the lighting showroom

\*Energy use and costs for all Britton Homes will vary based on a variety of factors such as home type, plan options, features, usage, orientation, site, utility rates, climate and operation of the home. Please contact Britton Homes for more details

\*\*Available on homes started after August 1, 2018.

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