

# STANDARD FEATURES



## PRINCETON *Classic* HOMES

### Luxury Interior Features

- Ceramic Tile in all Wet Areas
- Contemporary design with volume ceilings, art niches & rounded corners (per plan)
- Ceiling Fans included in Master bedroom & Family Room
- Minimum 10' ceilings on 1st floors
- 1/2" rebond carpet pad for superior comfort and quality
- A wide selection of designer carpet.

8' Riverside interior doors on first floor

Custom satin nickel lighting package throughout

- Chrome plumbing fixtures
- Elongated toilets in Master Bath and Half Bath per plan.
- Personalized one on one design appointment to choose design selections
- Choice of paint color for walls and trim
- Separate garden tub and shower with tile surround and recessed shampoo shelf
- 36" Shaver Height Master vanity cabinets with dual sinks
- Granite countertops in the Powder bath
- Polystone countertops in the Master bath
- Shaver height base cabinet in the Powder bath
- Master closet with wood shelving for shoe storage
- 5 1/4" Colonial Baseboards
- Privacy locks on all baths
- 42" Direct Vent Fireplace with Ceramic tile surround

### Exterior Design Features

- Stone and Brick fronts per plan and elevation
- Satin Nickel entry handle set with matching Polo interior and exterior hardware (SmartKey)
- Spacious Covered patio
- 6' privacy fence with 1 walk gate surrounding backyard
- Divided lite windows on the front of all homes
- Fully finished garage with texture, paint and trim
- Garage door with **1/2 HP garage door opener** & decorative hardware
- Landscaping to include 2 trees and shrub package
- Full Yard Irrigation System
- Sculptured Stone Address Block
- **Gutters** at the front elevation

### Kitchen Features

- 42" maple wood cabinetry with hidden hinges, adjustable shelves and Crown Molding
- 30" gas cooktop Stainless Steel with 30" venthood
- Built-in Microwave
- built-in Single Oven
- Energy efficient Stainless Steel Dishwasher
- Granite counters in Kitchen with 8" Stainless Steel sink with high arc faucet with pulldown sprayer
- Ceramic Tile Backsplash
- High capacity 1/2 HP food disposal unit
- Recessed lighting in Kitchen and Hallways
- Dual Stage Drinking Water System

### Energy Efficiency Features

- **R-13** insulation in exterior walls, **R-22** insulation at sloped ceiling areas and **R-38** blown insulation above flat ceilings. Plus... polyurethane spray foam sealant around base plates and polyseal around doors and windows to reduce air infiltration
- **R-11** Sound Deadening Insulation at Bath and Utility Walls
- Energy efficient **16 SEER** gas HVAC system with 10 year parts limited warranty (sized per plan)
- Heat reflecting **R-6** Mylar coated HVAC ducts
- Touch screen digital programmable thermostat
- **50 gallon** high efficiency, quick recovery gas water heater or two 40 gallon gas water heaters with 4 or more baths
- Pressure Balancing (anti-scalding valves)
- Vinyl double-paned insulated windows with LoE<sup>3</sup>-366® glass
- 8' Durable fiberglass 6-panel insulated front door
- Air hawk, ridge vent and perforated soffit venting to maximize attic ventilation

### Construction Features

- Engineered post tension foundation designed for your community and specific home
- Brick available on all homes
- Insulated garage door
- 3/4" OSB subfloor; 2nd floor secured with glue & screws
- Fiber-cement lap siding on rear.
- Water distribution system with limited concealed connections to minimize leak hazards
- Insulated water pipes on exterior walls
- Lifetime warranty dimensional roof shingles
- 2 exterior hose bibs (location per plan)
- 3 exterior electrical outlets (location per plan)
- Bora-Care Treatment to protect your home with Free one-time Pest Prevention and Mosquito Abatement service.
- Block and pre-wire for ceiling fans at all bedrooms, gameroom, and covered patio.
- Pre-plumb for water softener

### Security Features

- Privacy deadbolts on front and rear entry doors
- Smoke detectors in all bedrooms and other critical locations (per code)
- Carbon monoxide detectors outside all sleeping areas
- Exterior lighting at entry, garage front, and patio

 65's  
**ELKHORN RIDGE**  
AT FAIR OAKS RANCH

*Luxury*  
WITHIN REACH

In a continuing effort to improve the home we build, Princeton Classic Homes reserves the right to change prices, plans and specifications without notice. All square footages and dimensions are approximate. Renderings are artist renditions and may vary from plan. 01/05/21

