

## PRICING



Floorplan	Description	Base Price
<b>THE LUCERNE</b> Plan 2513	2,513 square feet 3 or 4 Bedrooms and 3 Baths, 3-Car Tandem Garage (Modeled with 3 Bedroom and Optional In-Law Suite)	\$687,950 \$706,200
<b>THE BROME</b> Plan 2437	2,437 square feet 3 Bedrooms, and 2 Baths, 3-Car Garage	\$667,950
<b>THE CLOVER</b> Plan 2664	2,664 square feet 2 Master Bedrooms and 2 Secondary Bedrooms, 3.5 Baths, 3-Car Garage	\$716,950
<b>THE PRIMROSE</b> Plan 3666	3,666 square feet 4 or 5 Bedrooms and 3 Baths, 3-Car Garage (Modeled as 4-Bedroom with Master Retreat)	\$791,950
<b>THE INDIGO</b> Plan 3445	3,445 square feet Master Bedroom Downstairs, Junior Master and 2 Secondary Bedrooms Upstairs, 3.5 Baths, 3-Car Garage	\$817,950

The Heritage  
AT GUM RANCH

Phase 4  
4/24/2020



Square footage figures are approximate. Specific home features may vary. Elliott Homes reserves the right to substitute or change equipment, materials, appliances, features and amenities without prior notice. See sales representative for floor plan variations, options and other information.

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**ALL INCLUDED!**

## THE HERITAGE AT GUM RANCH

### ELLIOTT ADVANTAGE CUSTOM CONSTRUCTION FEATURES

Solar electric system **E**  
High-efficiency tankless natural gas hot water heater **★E**  
Hot water recirculation pump with wireless on demand **E**  
Energy-efficient ventilated "cool" roof **★E**  
Electric Vehicle-Ready Garage  
High-efficiency LED interior and exterior lighting  
Complete security alarm system **E**  
Designer packages for flooring, cabinetry, countertops and interior paint **◆**  
Single-bowl undermount stainless steel sink with stainless pullout faucet in utility room **E**  
Spacious hallways with 3' wide entry door  
Dramatic 10' ceilings first floor, 9' ceilings second floor  
Bullnose wall corners  
Decorative windowsills  
Oversized 5 ½" baseboards  
Oversized 3 ¼" door casing  
Elongated toilets in all bathrooms **E** **💧**  
Plush wall-to-wall carpeting **◆**  
Porcelain floor tile with authentic hardwood look **◆**  
Painted or stained shaker door cabinetry with bar pulls; soft close doors and drawers  
Custom window and patio door coverings  
Structured wiring hub w/ television and telephone network capabilities  
Smart Home components: remote access front door lock, security alarm, thermostat, garage door operator, one interior light and front door video doorbell **E**  
High-performance attic: all spray foam insulation; underside of roof deck R-30, exterior walls R-13, bedroom wall insulated when sharing family/great room wall (plan specific) **E**  
Ceiling fan in family/great room and master bedroom **E**  
Secondary bedroom overhead lighting, prewired for future ceiling fans **E**  
Low-maintenance insulated integral color acrylic stucco  
Textured and painted interior garage with overhead lighting **E**  
Convenient side-entry garage door with service walk **E**  
8' high sectional roll-up steel garage door with decorative hardware  
Concrete trash and recycle pad

### GRACIOUS LIVING AREAS

Porcelain entry tile flooring **◆**  
Shaker 3-panel 8' high interior doors with satin nickel levers  
Decorator-selected light fixtures  
Interior laundry facilities with porcelain tile flooring and built-in cabinetry  
Iron stair rails with beech stained or painted railing (per plan) on two story homes  
Ample cabinetry including linen cabinets (per plan) **E**

### GOURMET KITCHEN

Quartz or granite slab countertops with decorative tile backsplash **◆ E**  
Decorator-selected porcelain tile flooring **◆**  
KitchenAid® stainless steel commercial-style range **E**  
KitchenAid® combination wall oven with Even-Heat™ true convection (lower oven) **E**  
KitchenAid® stainless steel 46 DBA dishwasher **E**

**◆** Professional Interior Design by Kerrie Kelly Design

**E** Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature

**★** ENERGY STAR qualified products are more energy efficient without sacrificing performance

**💧** The U.S. Environmental Protection Agency (EPA) WaterSense products save water without sacrificing performance or quality

Pre-plumbed for refrigerator ice maker  
Single-bowl undermount stainless steel sink with InSinkErator®  
Delta® pullout faucet with soap dispenser  
Under-cabinet LED lighting **E**  
Ample cabinetry with kitchen island (per plan)  
USB port for convenient charging of devices **E**  
Cat 6 phone outlet

### LUXURIOUS MASTER SUITE

Walk-in closet with mirrored door  
Luxurious wall-to-wall carpeting and pad **◆**  
Rectangular vitreous china ceramic under-counter vanity sinks  
Large 5 ½' freestanding soaker tub  
Premium Delta® fixtures **E** **💧**  
Tiled shower floor pan **◆**  
Framed vanity mirror **E**  
Private water closet with elongated ergo-height toilet **E** **💧**  
Solid surface cultured granite countertops and shower surround  
Medicine cabinet (per plan)  
Prewire for telephone and cable/TV outlet

### SPACIOUS FAMILY BEDROOMS

Wardrobe closets with 3-panel shaker doors  
Luxurious wall-to-wall carpeting and pad **◆**  
Prewire for cable/TV outlet

### FAMILY BATHROOMS

Cultured marble countertops with integral sinks  
Premium Delta® fixtures **E** **💧**  
Framed mirrors **E**  
Built-in medicine cabinet (per plan)  
Decorator-selected porcelain tile flooring **◆**

### EXTERIOR ENHANCEMENTS

Designer-coordinated exterior color and roof combinations  
Weatherproof electrical GFCI outlets at front and rear yards (per plan)  
Broom finish concrete driveways, walkways, and door stoops  
8' insulated entry door **★**  
Smartcode™ deadbolt on entry door **E**  
Exterior coach and patio LED lights with astronomical switch at entry and garage  
Illuminated address plaque  
Automatic garage door opener with battery backup and two transmitters  
Two conveniently located hose bibs  
Redwood good neighbor fencing with gate  
Front yard landscaping  
Fully automated programmable Wi-Fi irrigation controller **E**

### BONUS FEATURES

High-efficiency variable speed gas forced air heating system with Z-Wave® thermostat and integral central air conditioning **E**  
220V dryer outlet and gas stub at utility room  
Dual-zone climate control HVAC system (two story plans)  
Smart Vent fresh air system **E**  
Vinyl dual pane windows and sliding glass doors; SunCoat® Low-E with Argon

Although all features may not apply to all plans due to design configurations and architectural styling, a wealth of luxury features are included in every Elliott Home. Please consult your Sales Representative for a complete options list and to determine if a particular feature is offered in the home you desire. Special features and decorator items in model homes are not included (wallpaper, mirrors, wall treatments, furniture and special wall finishing).