

## BELLERO ESTATES FEATURES

Built on oversized homesites — 90' x 137' and larger — Belleró Estates offers homeowners much-needed elbow room. These imaginative single-story homes feature spacious and open floor plans with four bedrooms and two-and-one-half to three-and-one-half baths (per plan.) Three-car garages are included.

Because Elliott Homes is committed to understanding the way people live in our homes, each and every floor plan is designed for ease and convenience, with smooth traffic flow from one room to another.

Elliott Homes remains in the forefront with energy-efficient components and building materials, surpassing the code requirements many builders use as a guideline. Using the Home Energy Rating Score (HERS) as a measuring point, Elliott Homes saves significantly on utility costs. By building homes with a tighter seal and including features, materials and appliances that reduce energy waste, Elliott Homes enables buyers to purchase the home of tomorrow ... today.

### GRACIOUS LIVING AREAS

Raised eight-foot two-panel interior doors with satin nickel finish levers ◆  
 Decorator-selected satin nickel finish light fixtures throughout ◆  
 18"x18" ceramic tile flooring in entry, kitchen, nook, laundry and baths ◆ E  
 High-efficiency LED lighting throughout ★  
 5 ¼" Spanish base moldings ◆ E  
 Two-tone decorator-selected Dunn Edwards low-sheen (Versa Wall) paint throughout ◆ E  
 Wall-to-wall carpet in master suite, bedrooms and great room ◆  
 TV and phone/internet jack at family room and bedrooms  
 Ceiling fan with overhead LED lighting on separate switch and remote control

### ELEGANT KITCHEN

Farmhouse-style stainless steel sink with chrome single-lever Delta® pull-out faucet ◆ E  
 Quality stainless steel Kitchenaid® appliances (gas or electric cooktop, self-cleaning wall oven, microwave and dishwasher) ★  
 Chimney range hood, vented to outside ★  
 LED flush ceiling mount fixtures (per plan)  
 Preplumbed for refrigerator ice maker  
 1/3 hp garbage disposal  
 Prewired for telephone Cat-6  
 Preplumbed for reverse osmosis drinking water system with storage shelf in garage  
 Quartz countertops with 4" backsplash ◆ E  
 Maple flat-panel cabinetry with standard overlay doors, hardware and 3" crown molding ◆

### LUXURIOUS MASTER SUITE

Oversized room  
 Wall outlet with switch  
 Walk-in closet  
 Ceiling fan with overhead LED lighting on separate switch and remote control  
 LED reading lights at bed on separate switch (per plan)

### RICHLY APPOINTED MASTER BATH

Framed vanity mirrors, per plan, and built-in medicine cabinets  
 Raised master bath vanity with quartz countertop, 4" backsplash and white square undermount sinks E  
 Maple flat-panel cabinetry with standard overlay doors and hardware  
 Delta® stainless steel fixtures with energy-efficient, low-flow faucets and shower head ◆  
 Walk-in shower with 13" x 13" wall tile, bench and tile floor  
 Elongated low-flow toilet ◆ E  
 Air King® quiet exhaust fan ★

### SPACIOUS FAMILY BEDROOMS

Walk-in closets with raised two-panel doors  
 Wall outlet with switch

### FAMILY BATHS

Framed vanity mirror and built-in medicine cabinet  
 Raised vanity with quartz countertop, 4" backsplash and white square undermount sink  
 Maple flat-panel cabinetry with standard overlay doors and hardware  
 Elongated high-efficiency toilet ◆ E  
 Stainless steel Delta® fixtures with energy-efficient, low-flow faucets and shower head ◆  
 Combination shower and tub with tile surrounds and curved shower rod

### EXTERIOR ENHANCEMENTS

3'6" x 8' two-panel insulated entry door with deadbolt lock and handle set  
 Two to four coach lights at garage (per plan)  
 Weatherproof GFCI in garage, entry and back patio  
 Dunn Edwards exterior flat paint (Sparta Shield)  
 Boral® energy-efficient roof system with Color Thru Concrete Tile ★ ◆  
 Fully enclosed, textured and painted interior three- or four-car garage E  
 Eight-foot sectional roll-up garage doors with long panel clear windows and decorative handles and hinges with MyQ technology  
 Garage door opener at two-car and one-car bay (per plan) E  
 Garage service door  
 Front yard landscaping with automatic sprinklers  
 Belgard® pavers on driveways and entry walks  
 Spacious covered patio E  
 Monterey stucco finish with sand finish pop-outs and brick or stone veneer accents, per plan and elevation ◆  
 Deadbolt locks with smart key feature on all exterior doors E

### CUSTOM CONSTRUCTION FEATURES

Post-tension foundation  
 2 x 6 exterior framing ★ ◆ E  
 Ten-foot high distinguished ceilings  
 Rounded drywall corners, including windows  
 Energy-saving dual pane T Max SC® vinyl windows with grids and sliding glass door with bug screens (per plan / elevation) ◆ E  
 R-21 spray foam attic, R-20 6" spray foam exterior walls ◆ E  
 Rinnai® tankless gas hot water heater ★  
 Hose bibs at front and rear yards  
 400 AMP electrical service ★  
 Pex plumbing system  
 6' wide x 4' high long-lasting composite slatted wrought iron gate  
 Sturdy block fence enclosing rear yard for privacy and security  
 High-efficiency gas forced air heating system, 15 seer with WiFi programmable thermostat E  
 Clothes dryer vent with electric outlet  
 Full-size laundry room with sink and base cabinets E  
 Continuous ventilation system ◆  
 Centrally located OnQ structured wire panel with Cat-6 phone and TV to allow wireless Internet connection with expansion capability for TV-cable or phones  
 Security system (does not include monitoring) E  
 Energy Star third-party inspected / certified E  
 Smoke and carbon dioxide detectors for family safety

- ◆ SRP Energy Star Partner feature
- ◆ Professional Interior Designer-selected
- 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

Although all features may not apply to all plans due to design configurations and architectural styling, you will find a wealth of luxury features 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 walk-finishing).