

**ALL INCLUDED!**

## ALDER AT SARATOGA ESTATES

### ELLIOTT ADVANTAGE CUSTOM CONSTRUCTION FEATURES

Solar electric system **E**  
Electrical vehicle-ready garage **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**  
High-efficiency LED interior and exterior lighting  
Holiday Light Package  
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 9' ceilings  
Decorative windowsills  
Full Shear Wall Construction  
5 ½" baseboards  
2 ½" door casing  
Elongated toilets in all bathrooms **E** **☼**  
Plush wall-to-wall carpeting **◆**  
Porcelain floor tile **◆**  
Painted or stained shaker door cabinetry with 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, two 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**  
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 windows (per elevation)  
Concrete trash and recycle pad  
LED Tread Stair Lights (on 2 story plans)

### GRACIOUS LIVING AREAS

Porcelain entry tile flooring **◆**  
Masonite "Logan" 6'8" high interior doors with satin nickel levers  
Decorator-selected light fixtures  
Interior laundry facilities with porcelain tile flooring and built-in cabinetry  
Painted square wood railing (per plan) on two story homes  
Ample cabinetry including linen cabinets (per plan) **E**

### GOURMET KITCHEN

Quartz or granite slab countertops with decorative full tile backsplash and waterfall island **◆ E**  
Decorator-selected porcelain tile flooring **◆**  
KitchenAid® stainless steel 5-burner gas range **E**  
KitchenAid® over-the-range hood/microwave **E**  
KitchenAid® stainless steel 46 DBA dishwasher **E★**

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  
Barn doors at Master Bath  
Luxurious wall-to-wall carpeting and pad **◆**  
Rectangular vitreous china ceramic under-counter vanity sinks  
Walk-in Showers  
Premium Delta® fixtures **E** **☼**  
Tiled shower floor pan **◆**  
Framed vanity mirror **E**  
Private water closet with elongated ergo-height toilet **E** **☼**  
Solid surface Piedrafina countertops and shower surround  
Medicine cabinet (per plan)  
Prewire for telephone and cable/TV outlet  
USB Port Outlet

### SPACIOUS FAMILY BEDROOMS

Wardrobe closets with Masonite "Logan" doors  
Luxurious wall-to-wall carpeting and pad **◆**  
Prewire for cable/TV outlet

### FAMILY BATHROOMS

Piedrafina countertops with oval under-mount 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)  
High Efficiency Heat Recovery Ventilator **E**  
Vinyl dual pane windows and sliding glass doors; SunCoat® Low-E with Argon

**◆** Professional Interior Design by Ford & Associates

**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, 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).