

**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).