

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**
- 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 1/2" baseboards
- Oversized 3 1/4" 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 security camera prewire **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**

- 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 1/2' 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

◆ 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

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).