

THE MAGNUM SERIES AT VILLA FIORE FEATURES

ELLIOTT ADVANTAGE CUSTOM CONSTRUCTION FEATURES

- Solar Electric System **E**
- High-efficiency Heat Recovery Ventilator **★E**
- High-efficiency tankless water heater **★E**
- Energy-efficient ventilated “cool” roof **E**
- High-performance attic: all spray foam insulation; underside of roof deck R-30, exterior walls R-13, bedroom wall when sharing family/great room wall (plan specific) **E**
- Electric Vehicle-Ready Garage **E**
- Complete security alarm system **E**
- Barbara Ford & Associates Designer Packages for flooring, cabinetry, countertops, paint, lighting and window coverings **◆**
- Upgraded Whirlpool® stainless steel kitchen appliances
- Single-basin stainless steel kitchen sink with pull-out faucet and soap dispenser
- Solid surface cultured marble bathroom countertops and tub / shower surrounds
- Curved shower rod in family bathrooms
- Decorative window sills
- Oversized five inch baseboards
- High-efficiency toilets in all bathrooms **E** **♻️**
- Upgraded wall-to-wall carpeting, pad and floor tile **◆**
- Upgraded cabinetry, shaker door styles with pulls
- Premium 2” privacy blinds and verticals **◆**
- Laundry includes cabinetry and large single basin sink with pull-out faucet
- 30” structured wiring WiFi-ready hub includes television and telephone network capabilities
- Smart Home components: security alarm, thermostat, one motion detector(s) per plan, remote access front door lock, garage door operator, on interior light, and (2) touch-screen control pads **E**
- Ceiling fan and light kit at master bedroom; all other rooms prewired for future ceiling fans
- Air balancing ducts in all bedrooms for comfort **E**
- Excellent insulation ratings: R-38 ceiling, R-15 blown-in wall insulation with R-4 foam sheathing and R-6 duct **E**
- WeatherSmart® house wrap to guard against moisture penetration
- Low-maintenance insulated stucco exterior
- Textured and painted garage interior **E**
- Eight-foot high sectional roll-up carriage garage door with windows & hardware (per elevation)

GRACIOUS LIVING AREAS

- Porcelain 12 x 24 offset tile flooring **◆**
- Elegant raised-panel interior doors with brushed chrome lever locksets
- Decorator-selected light fixtures
- Stairs rails: beech rails & posts with wrought iron balusters per plan **◆**
- Interior laundry facilities with decorator-selected porcelain tile flooring and built-in storage cabinets **◆**
- Beech linen storage cabinets **◆**

GOURMET KITCHEN

- DalONE premium quartz countertops with backsplash **◆ E**
- Whirlpool® gas range with microhood at top
- Decorator-selected porcelain tile flooring **◆**
- Whirlpool® dishwasher with power-saver option **★E**
- Insinkerator® garbage disposal
- Preplumbed for refrigerator ice maker
- USB port for convenient charging of devices
- Leviton combination usb/duplex outlet

LUXURIOUS MASTER SUITE

- Walk-in closet with mirror doors, per plan
- Luxurious wall-to-wall carpeting and pad **◆**
- Prewired for telephone (category 5 compliant), satellite and cable television

RICHLY APPOINTED MASTER BATHROOM

- Solid surface cultured marble shower surrounds and comfort-height countertops with undermount ceramic sinks
- Chrome fixtures with low-flow faucets **E** **♻️**
- Full-width vanity mirror and built-in medicine cabinet
- High efficiency comfort-height elongated toilet **E** **♻️**
- Decorator-selected tile shower pan **◆**

SPACIOUS FAMILY BEDROOMS

- Wardrobe closets with raised-panel doors
- Luxurious wall-to-wall carpeting and pad **◆**

FAMILY BATHROOMS

- Cultured marble countertop with integral sinks
- Chrome fixtures with energy-efficient low-flow faucets and shower head **E** **♻️**
- Full-width vanity mirror and built-in medicine cabinet
- Decorator-selected porcelain tile flooring **◆**

EXTERIOR ENHANCEMENTS

- Home exteriors — roof tile, masonry and paint colors professionally coordinated
- Broom-finish concrete walkways and driveways with extra pad for bin storage
- Eight-foot insulated entry door with Smart deadbolt lockset **★**
- Exterior coach lights at entry and garage, illuminated address panel
- Automatic garage door opener
- Enhanced redwood “good neighbor” fencing

BONUS FEATURES

- LED lighting throughout
- Nine-foot high flat ceilings, per plan
- Vinyl dual pane windows and sliding glass doors with SunCoat Max high-efficiency glass **E**
- High-efficiency variable speed gas forced air heating system with Z-wave thermostat and integral central air conditioning **E**
- Dual-zoned climate control HVAC system with two thermostats on two story plans **E**
- Vented clothes dryer with both gas and electric outlets
- Complete fire sprinkler system in home and garage
- Additional Smart Home options and upgrades available

◆ Professional Interior Design by Barbara 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).