

GRANITE VISTA AVANTI SERIES FEATURES

Granite Vista offers homeowners all the conveniences of a master-planned community in a rural setting, close to the University of Phoenix Stadium and the Westgate Entertainment District. The Avanti Series features imaginative homes with spacious and open floor plans, three to five bedrooms and up to three baths.

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 two-panel interior doors with satin nickel finish hardware ◆
- Decorator-selected satin nickel finish light fixtures throughout ◆
- 18" x 18" ceramic tile flooring in entry, kitchen, nook, laundry and baths ◆ E
- High-efficiency LED lighting throughout ★
- 2 ¼" colonial base moldings ◆ E
- Two-tone decorator-selected Dunn Edwards low-sheen (Versa Wall) paint throughout ◆ E
- Wall-to-wall carpet in master suite and great room ◆
- Ceiling fan prewire at master suite and great room
- TV and phone/internet jack at family room and bedrooms

ELEGANT KITCHEN

- Kohler® two-compartment undermount stainless steel sink with chrome single-lever Delta® pull-out faucet ◆ E
- Quality white or black Whirlpool® appliances (range, micro / hood and dishwasher) ★
- Electric or gas range with self-cleaning oven ★
- LED flush ceiling mount fixtures (per plan) ★ E
- Microwave circuit 20 AMP range hood, vented to outside ★
- Refrigerator ice maker line
- 1/3 hp garbage disposal
- Prewired for telephone Cat-5
- Preplumbed for reverse osmosis drinking water system with storage shelf in garage E
- Granite countertops with 4" backsplash ◆ E
- Birch recessed panel cabinetry with 30" uppers, standard overlay doors and 2 ½" crown molding ◆
- USB outlet ■ E

LUXURIOUS MASTER SUITE

- Oversized room
- Wall outlet with switch
- Walk-in closet

RICHLY APPOINTED MASTER BATH

- Vanity mirrors and built-in medicine cabinets
- Executive-height master bath vanity with granite countertop, 4" backsplash and white square undermount sinks E
- One-piece shower stall with safety glass shower door
- Birch recessed-panel cabinetry with standard overlay doors
- Delta Watersense® chrome fixtures with energy-efficient, low-flow faucets and shower head ◆
- Elongated dual flush toilet ◆ E
- Exhaust fan ★

SPACIOUS FAMILY BEDROOMS

- Wardrobe closet with raised two-panel doors
- Wall outlet with switch

FAMILY BATHS

- Vanity mirror and built-in medicine cabinet
- Granite countertop, 4" backsplash and white square undermount sink(s) (per plan)
- Birch recessed-panel cabinetry with standard overlay doors
- Elongated dual flush toilet ◆ E
- Chrome Delta® fixtures with energy-efficient, low-flow faucets and shower head ◆
- Combination shower and tub

EXTERIOR ENHANCEMENTS

- Eight-foot two-panel insulated entry door with Kwikset® SmartKey deadbolt lockset
- Two coach lights at garage (per plan)
- Wood faux trim enhancements
- Weatherproof GFCI in garage, entry and back patio
- Dunn Edwards exterior flat paint (Sparta Shield) with UltraKote stucco sealer E
- Boral® energy-efficient roof system with Color Thru Concrete Tile ★ ◆
- Fully enclosed, textured and painted interior two-car garage (per plan) E
- Themed seven-foot sectional roll-up garage doors with clear windows and carriage door hardware E
- Garage door opener E
- Front yard landscaping with automatic irrigation
- Spacious covered patio E
- Random lace stucco finish with sand finish pop-outs and brick or stone veneer accents, per plan and elevation ◆
- Kwikset® SmartKey deadbolt locks on all exterior doors (excluding sliders) E

CUSTOM CONSTRUCTION FEATURES

- Post-tension slab
- Nine-foot high flat ceilings
- Radius corners on all walls and windows
- Energy-saving dual pane Eco-View Guardian Cool Ray Series® vinyl windows with grids and sliding glass door with bug screens (per plan / elevation) ◆ E
- R-20 encapsulated spray foam (SWD Quick Shield spray foam "conditioned attic" comparable to R-40 fibrous insulation, but with superior air infiltration and heat transfer quality) with R-13 spray foam exterior wall. Total overall exterior wall insulation R-19 and R-6 duct insulation ratings ◆ E
- Rinnai® tankless gas hot water heater ★ E
- Hose bibs at front and rear yards
- 200 AMP electrical service with duplex GFCI ★
- Pex plumbing system
- 4' long-lasting composite slatted wrought iron gate E
- Sturdy block fence enclosing rear yard for privacy and security
- Gas forced air heating system, 15 seer with Honeywell programmable thermostat E
- Clothes dryer vent with electric outlet
- Full-size laundry room with shelf above washer / dryer E
- Continuous ventilation system ◆ E
- Centrally located OnQ structured wire panel with Cat-5 phone and TV to allow wireless Internet connection with expansion capability for TV-cable or phones
- Security system prewire E
- Energy Star third-party inspected / certified E

- ◆ APS Energy Star Partner feature
- ◆ Professional Interior Designer-selected
- E Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature
- Technology
- ★ 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).