

ALL INCLUDED!

GRANITE VISTA VALENCIA 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. Valencia Series homes feature spacious, open floor plans, three to four bedrooms and up to three baths. Three- or four-car garages are included (per plan.)

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

- Two-panel interior doors with satin nickel finish hardware ◆
- 18" x 18" ceramic tile flooring in entry, kitchen, nook, laundry and baths ◆ E
- High-efficiency LED lighting throughout ★
- 3 1/4" contemporary base moldings ◆ E
- Two-tone decorator-selected Dunn Edwards low-sheen (Versa Wall) paint throughout ◆ E
- Wall-to-wall carpet in great room, master suite and bedrooms ◆
- Ceiling fan with overhead LED lighting on separate switch and remote
- TV and phone/internet jack at great room
- USB port at great room

ELEGANT KITCHEN

- One-compartment undermount stainless steel farmhouse sink with stainless steel single-lever Delta® pull-out faucet ◆ E
- Stainless steel Whirlpool® appliances (gas or electric cooktop, self-cleaning wall oven, microwave and dishwasher) ★
- LED flush ceiling mount fixtures (per plan) ★ E
- Refrigerator ice maker line
- 1/3 hp garbage disposal
- Prewired for telephone Cat-6; USB port
- Preplumbed for reverse osmosis drinking water system with storage shelf in garage E
- Granite countertops with 4" backsplash ◆ E
- Oversized island with waterfall granite top (plans 2135, 3141)
- Birch cabinetry with 42" uppers, recessed-panel, partial overlay doors and hardware; 2" crown molding ◆
- Walk-in pantry

LUXURIOUS MASTER SUITE

- Oversized room with coffered ceiling treatment and barn door to master bath
- Wall outlet with switch
- Walk-in closet
- Wall-to-wall carpet
- Ceiling fan with overhead LED lighting on separate switch and remote
- TV and phone/internet jack; USB port

RICHLY APPOINTED MASTER BATH

- Framed vanity mirrors, per plan, and built-in medicine cabinets
- Executive-height master bath vanity with granite countertop and 4" backsplash and white square undermount sinks E
- Birch cabinetry with recessed-panel, partial overlay doors
- Delta Watersense® stainless fixtures with energy-efficient, low-flow faucets and shower head ◆
- Walk-in tile shower with rain head and wall-mount hand shower
- Elongated dual flush toilet ◆ E
- Exhaust fan ★

◆ 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

SPACIOUS FAMILY BEDROOMS

- Wardrobe closet with two-panel doors
- Wall outlet with switch
- Prewire for ceiling fans
- Wall-to-wall carpet
- TV and phone/internet jack

FAMILY BATHS

- Framed vanity mirror and built-in medicine cabinet
- Granite countertop, 4" backsplash and white square undermount sink(s) (per plan)
- Birch cabinetry with recessed-panel, partial overlay doors
- Elongated dual flush toilet ◆ E
- Stainless Delta® fixtures with energy-efficient, low-flow faucets and shower head ◆
- Combination shower and tub, tile surround and Kerdi waterproof membrane

EXTERIOR ENHANCEMENTS

- 8' two-panel insulated entry door with decorative privacy glass and Kwikset® SmartKey deadbolt lockset
- Two or three coach lights at garage (per plan)
- Wood faux and rough timber 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 three- or four-car garage (per plan) E
- Themed eight-foot sectional roll-up garage doors with clear windows and carriage door hardware E
- Garage door opener at two-car and one-car bay (per plan) E
- Garage service door (location per plan)
- 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
- Ten-foot high flat ceilings
- Radius corners on all walls and windows with Mission finish
- 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 programmable WiFi thermostat E
- Clothes dryer vent with electric outlet
- Full-size laundry room with base and upper cabinets (per plan,) granite top, sink and pull-out faucet E
- Continuous ventilation system ◆ E
- Centrally located OnQ structured wire panel with Cat-6 phone and TV to allow wireless Internet connection with expansion capability for TV-cable or phones
- Touch-screen security system (does not include monitoring) E
- Energy Star third-party inspected / certified E

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).