



WINE COUNTRY  
LLC

## WINE COUNTRY TOWNHOMES

Standard Features - Draft (1) 020621

### EXTERIOR

- Fiber cement lap & shake siding as indicated on plan
- 2x6 construction with R-21 fiberglass batt insulation
- 30-year architectural composite roofing
- Milgard (or equivalent) vinyl frame windows
- Screens on all operable windows
- Gutters to be installed at all eave overhangs
- 2 water spigots front & rear
- Covered rear patio

### SITE PLAN AND LANDSCAPING

- Full basic front yard landscaping. Landscape rock in back (Optional landscape upgrade plans to choose from)
- Trees & shrubs subject to seasonal availability
- Full front and partial backyard irrigation
- Privacy 6' vinyl fence separating the units. Full fence enclosure option (per plan)

### INTERIOR

- 2 panel doors
- Doorknobs to be brushed nickel, levered style
- Shaker style trim - doors and windows in common areas
- Rounded corners
- Medium orange peel wall finish
- Wood wrapped windows in living room / dining room
- Electric Fireplace standard in 1254 and 1550 single level plans and 1555 3 Story plans
- Insulation: floor R-38, ceiling R-49
- Double walls between units with sound barrier.
- Laminate Floor in common areas and kitchen
- Carpet in bedrooms and den (per plan) Laminate upgrade
- Vinyl floors in bathrooms and utility room (tile upgrade)

## KITCHEN

- Custom Cabinetry
- Quartz Counters
- Laminate flooring
- Stainless Double-Bowl Under Mount Sink (Granite Composite Upgrade)
- Moen or equivalent Faucet - Brushed Nickel
- 1/2 HP Garbage Disposal
- Plumbed for Ice maker
- Stainless steel Whirlpool (or equivalent) Appliances
- Freestanding Self-Cleaning Electric Range
- Over-The-Range Microwave
- Dishwasher
- 6" Height Back Splash (Upgrade to full height backsplash)

## BATHS

- Brushed nickel Moen (or equivalent) fixtures
- Elongated bowl, comfort height commodes
- Fiberglass surround in master bath (tile upgrade)
- Block backing in place for optional grab bars
- 5' fiberglass tub/shower in guest bath
- Brushed nickel, towel bars & toilet paper holders

## HEATING & COOLING

- Electric Heat
- Electric A/C
- 200-amp service
- 2 exterior receptacles - one in front & one in re
- 3 TV outlets
- Exhaust fans in bathrooms & utility
- Rocker style switch plates
- Light fixture allowance (per plan)
- Recessed can lights (per plan)

## WATER HEATER

- Tankless natural gas water heater

## (GARAGE

- Garage door opener with remote
- Insulated garage door
- Insulated walls, paint ready