



A family tradition since 1890

## Included Features – Desert Colors – Multi-Family

### Structural Elements

- 2x6 Exterior Framed Walls
- 9 Ft. Ceiling on Main Floor\*
- 8 Ft. Ceilings on Second Floor\*
- ¾ Tongue and Groove Sub Floor\*
- Engineered Floor Joists\*
- Engineered Roof Trusses

### Interior Elements

- Designer Lighting Package
- 1-Tone Paint
- Two Panel Cambridge Doors
- 4” Baseboards with 2-1/4” Casing
- Brushed Nickel Door Hardware w/ ORB Front Door Handle Set
- Square Drywall Corners
- Hand Applied Skip Trowel Drywall Finish
- Drywall and Fire-taped Garage (Not Paint Ready)
- One Ceiling Fan Pre-Wired Including Brace
- 2 Universal Jacks

### Flooring

- **Laminate** Flooring in Entry, Kitchen, Dining.
- **Vinyl** Flooring in Bathrooms and Laundry Room
- **Carpet** Throughout (except where noted above)

### Bathroom Highlights

- **Kohler Coralais** Chrome Faucets
- Single Vanity Extended Cabinet in Master Bathroom
- Single Vanity Cabinet in Main Bath
- **Granite** 3cm Countertop
- **Tile** Tub & Shower Surround in Master Bathroom
- Secondary Baths are Fiberglass Surrounds
- Half Bath w/ Pedestal Sink \*
- Exhaust Fan in all Baths

### Kitchen Highlights

- Appliances by **G.E.** (Coil Top Electric Range, Microwave & Dishwasher White or Black color)
- Recessed Maple Cabinets w/ 30” Uppers
- **Granite** 3cm Edge Countertop
- Stainless Steel Undermount Bowl Sink
- **Kohler Bellera** Chrome Faucet
- Gas Line to Range in Kitchen
- Garbage Disposal
- Water Line to Refrigerator Location

### Exterior Elements

- Designer Elevations
- Fully Landscaped Yard (Desert Scape)
- Dual-Pane Low E Vinyl Windows
- Insulated Exterior Doors
- 8 Ft. Garage Doors (Metal Door w/ Two Remotes and Keypad)
- Shingles Manufacturers Warranty\*
- Stucco Siding \*
- Board and Batt Siding\*
- Rain Gutters with Down Spouts\*
- Two Exterior Weather Resistant GFCI Outlets
- Two Anti-siphon and Freeze Resistant Hose Bibs\*

### Energy Saving Features

- 80% Efficiency Furnace
- 13 Seer Central Air
- **R-23** Walls **R-49** Ceilings
- Energy Efficient **Tankless Gas Water Heater**
- Fully Ducted & Mastic Sealed HVAC
- Water Saving Plumbing Fixtures
- Pex Plumbing System

### Holmes Higher Standard

- One Year Builder Warranty
- 2/10 Limited Structural Warranty
- Convenient 24hr Emergency Service Phone Number
- Smoke Detectors in Every Bedroom(w/ Battery Back-up)
- Carbon Monoxide Detectors on Every Level (w/Battery Back-up)
- Pre-Drywall Walk with Your On-site Holmes Builder
- Home Orientation and Walk Through Prior to Closing

### Smart Home Package

- 1 Google Home Controller
- 1 Nest Video Doorbell
- 1 Nest Learning Thermostat\*
- 2 Leviton Wireless Dimming Switches

See your Sales Professional for more information.

\* Features subject to change without notice at builders sole discretion.

Every Plan

Effective date 1/21/2020

\*Plan Specific – NOT Included in