

THE  
**VINEYARDS**  
AT COTTONWOOD

A "Quality" home starts with quality products. Your home will look fantastic with our standard options, freeing you to splurge on what matters.

**THE VINEYARDS**

**OTHERS**

**CONSTRUCTION**

Framing	2x6 exterior framing	
Shear Wall	Full shear ( <i>as opposed to panels</i> )	
Stucco	Synergy sand finish stucco with integral color	
Shingles	30-yr Landmark CertainTeed	
Insulation	R-21 blown cellulose at walls, R-38 at ceiling	
Windows	Andersen dual-pane Fibrex windows with Low-E glass	
HVAC	14 SEER split system with gas furnace	
Water Heater	40-gallon, Energy Star-rated, gas, with recirculation pump	
Front Door	Oversized craftsman (3'6"x8') with Schlage locks	
Interior Wall Paint	Eggshell, two-tone	

**GARAGE**

Size	24'x24', with exception of Cordon, which is 20'x28'	
Insulation	R-19 batts at walls, R-19 batts or blown cellulose at ceiling	
Doors	25+ gauge insulated with double spring and belt drive	

**GREAT ROOM**

Flooring	Luxury vinyl plank (12 color options)	
Ceiling Fan	Ceiling fan included	

**KITCHEN**

Flooring	Luxury vinyl plank (12 color options)	
Countertops	3 cm granite (50+ options)	
Cabinetry	Shaker-style with dovetail, soft-close doors (4 color options)	
Appliances	Stainless Whirlpool	
Plumbing	Kohler valves, In-sinkerator disposal	

**BEDROOMS / STUDY**

Flooring	Carpet with 8lb pad (24 color options)	
Ceiling Fan	Ceiling fan included	

**MASTER BATH**

Flooring	Luxury vinyl plank (12 color options)	
Countertops	3 cm granite (50+ options)	
Cabinetry	Shaker-style with dovetail, soft-close doors (4 color options)	
Counter Height	36"	
Plumbing	Kohler sink and valves	
Toilet	Kohler comfort height	
Shower	No-edge, tiled, walk-in shower with bench	

**GUEST BATH**

Flooring	Luxury vinyl plank (12 color options)	
Countertops	3 cm granite (50+ options)	
Cabinetry	Shaker-style with dovetail, soft-close doors (4 color options)	
Counter Height	36"	
Plumbing	Kohler sink and valves	
Toilet	Kohler comfort height	



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## EXCLUSIVE FEATURES

### ENERGY-SAVING & SECURITY FEATURES

- Energy Star and Indoor Air Plus certifications
- Andersen Fibrex windows with Low-E glass
- 40-gallon Energy Star-rated gas water heater with recirculation pump
- Wet pipe fire sprinkler
- 14-SEER air conditioner
- 92% AFUE furnace
- R-38 blown cellulose at ceiling
- R-21 cellulose wall spray at exterior walls of home
- All ductwork to be sealed and insulated with R-8 insulation
- R-19 batts at walls and R-19 batts or blown cellulose at ceiling in garage
- Fantech inline fan with MERV 8 filter for fresh air introduction
- MERV 8 return air filters
- Condensate removal system with automatic safety shut off switch
- Smoke and CO detectors in sleeping areas
- 200 amp electrical service with copper branch circuits

### EXTERIOR

- 30-yr CertainTeed Landmark designer shingles
- Low-maintenance Synergy sand finish stucco with integral color
- Covered patio
- 2-car garage
- Oversized, Classic-Craft Craftsman-style door w/ Schlage handleset
- Garage door opener
- Low-water use front yard landscaping

### INTERIOR

- Shaker-style door with Schlage brushed nickel hardware
- Ceiling fans in bedrooms and great room
- Recessed lighting with dimmable LED bulbs
- Decora light switches
- Cat-V phone wiring
- RG-6 TV wiring
- Eggshell two-tone interior paint
- Luxury vinyl plank at entry, kitchen, great room and baths
- Carpeting in bedrooms
- Walk-in master closets

### BATHROOMS

- Granite countertops
- Linen closet
- Kohler low-flow toilets, undermount sinks, faucets
- Energy Star-rated, quiet, 2 zone exhaust fans
- Master: No-edge, tiled walk-in showers
- Hall bath: Fiberglass tub and shower surround

### KITCHEN

- Granite countertops
- Shaker-style cabinetry with dovetail, soft-close drawers and plywood boxes
- Kitchen island
- Stainless steel undermount sink
- Whirlpool range w/ glass cooktop, steam microwave, stainless dishwasher

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Please do not hesitate to contact us directly, or visit our website [www.VineyardsCottonwood.com](http://www.VineyardsCottonwood.com)