**Vista Montana Estates**

**Standard Features**

**Exterior Design Features:**

Contemporary Southwestern home design

4 color schemes to choose from

Front yard landscaping

Masonry walled rear yards

Hose bibs for front and rear areas

2-car garage

Post-tension engineered concrete foundations

**Energy Saving Features:**

Energy Star 3 Certified

High efficiency 15/16 SEER rated Lennox or equal equipment

Digital programmable thermostat

Low-E dual pane vinyl windows

R-21 Fiberglass batt insulation in walls

R-10 Urethane Foam on ceiling, with R-30 batts wired underneath

Insulated weather resistant 6-panel metal entry door (Therma-Tru)

Engineered 2x6 frame construction

Water saving plumbing fixtures by Gerber

Ducted return pathways from all bedrooms

**Quality Electrical Features:**

200-amp electrical service

RG-6 quad shielded wiring for TV

CAT 5E wiring for data and communications

Heat/Smoke/Carbon Monoxide detectors with battery back-up

**Kitchen:**

Handsome wood cabinetry choices by Kountrywood

Frigidaire appliances

Fully formed designer laminate countertop selections

Stainless steel dual-bowl kitchen sink

Quality water saving faucets by Cleveland Faucet Group (A Moen Company)

Convenient pantry (per plan)

Insinkerator 1/2 HP disposal

**Master Suites:**

Generous sized master suites

Spacious closets (per plan), wardrobe and walk-in

Quality fixtures in all baths by Cleveland Faucet Group (A Moen Company)

**All Rooms:**

Light hawk and trowel drywall finish

Designer carpeting selections

Choice of 3 interior paint colors

Colonial base and trim details

18 inch Tile flooring in Kitchen, Entry, Baths & Laundry

**NOTE: ALL ITEMS LISTED ARE SUBJECT TO CHANGE BASED UPON AVILABILITY, WITH EQUAL OR BETTER-QUALITY PRODUCTS**

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**Buyer Buyer**