

B.A. EMMONS HOMES

VALLEY RANCH • PHASE 2 & 3

INTERIOR | STANDARD FEATURES

- 10' Ceilings (Foyer, Dining, Living Rm, Breakfast, Kitchen; as floor plan allows)
- 9' Ceilings throughout home (as floor plan allows)
- Large Living Room
- 24" Center Studs (interior walls)
- Cat5e (phone) and RG6 Coax (cable) in All Bedrooms & Living Room
- Cat5e (phone) in Kitchen
- Ceiling Fans (All Bed Rms, Living Rm, Back Patio)
- Scotch Guard Carpet with 1/2", 6LB pad (All Bedrooms & Bedroom Closets)
- Wood Plank Vinyl Floors (Foyer, Kitchen, Utility Rm, Pantry, Halls, Baths, Living Rm)
- Two Full Baths
- White Cultured Marble Shower Pan with tile walls (Master Bath)
- White 42" x 60" Fiber Glass Garden Tub with tile surround (Master Bath)
- White Steel Tub with tile walls (Hall Bath)
- White Cultured Marble Sink Vanities (Master Bath, Hall Bath)
- LED Can-Style Lighting throughout home
- Chandelier-style Light Fixtures w/ LED bulbs (Dining Rm, Foyer/Entry)
- Delta Windemere Brushed Nickel or Oil-Rubbed Bronze Faucets (Master Bath, Hall Bath, Kitchen)
- Brushed Nickel or Oil-Rubbed Bronze Door & Bath hardware & lighting fixtures
- Custom-built Stained Cabinets w/ full extension drawer slides (select wood grains available)
- Two-tone Paint (minus Garage area & Closets)

KITCHEN | STANDARD FEATURES

- G.E. Stainless Steel Cook Top and Double Oven
- G.E. Stainless Steel Built-in Vent-a-hood/Microwave combo vented to outside
- G.E. Stainless Steel Built-in Dishwasher
- Tile Back Splash
- Walk-In Pantry (as floor plan allows)
- Custom-built Stained Cabinets w/ full extension drawer slides (select wood grains available)
- Stainless Steel 50/50 Divided Kitchen Undermount Sink
- 1/3 Horse-power Badger heavy-duty Garbage Disposal w/ upgraded Vacuum push button switch
- 2cm Granite Counter Tops (limited selections)
- Spacious Dining

EXTERIOR | STANDARD FEATURES

- Owens Corning 25-year warranty Oakridge 3-dimensional Shingles (driftwood color)
- Upgraded lead plumbing Pipe Cover Boots on roof
- Three-sided Brick Hardie-sided porch, patio & back of home
- Covered Front Porch with LED Can-Style Lighting
- Covered Back Patio with LED Can-Style Lighting & one Outdoor Fan
- Upgraded Painted Front Door (limited selections)
- Vinyl Low "E" 200 Series Krestmark Thermal Windows
- Full Sprinklers
- Full Bermuda Sod
- 6' Privacy Fence
- Two-car Garage
- 16" Center Studs (exterior walls)
- R13 Wall BATT Insulation
- R30 White Fiberglass Blown Attic Insulation
- Outside Hose Bibs

ENERGY-SAVING FEATURES

- Emmons Homes are energy-efficient, equipped with many energy-saving features
- Vinyl energy-efficient Windows beyond standard
- LED Can-Style Lighting & bulbs throughout home
- Select Energy Star qualified appliances
- Return Air from Master Bedroom
- 3% or less HVAC leakage
- Exterior taped & sealed windows
- 50 gallon high-efficient recovery water heater
- 15-seer air conditioning system with heat pump

OTHER INCLUDED FEATURES

- His & Hers closets with shelves & multiple clothing racks (Master BR)
- His & Hers Sinks (Master BR)
- Kwik Set re-keyable exterior entry knobs & deadbolts
- Kitchen Cabinet above fridge
- Linen cabinet over Master Toilet
- Moisture-resistant materials used behind tubs & showers (Red Guard & Cement Board)
- Custom trimmed Bath Vanity Mirrors
- Address Stone
- Textured and Trimmed Garage
- Garage Door Opener
- Crown Molding (Foyer/Entry, Living Rm, Kitchen, Dining Rm)
- White Faux Blinds (select areas)
- 36" Wood-burning Fireplace Insert or 30" Electric Fireplace

EXTRA UPGRADE ITEMS

- Refrigerator
- Premium Energy Star qualified appliances
- Linen Cabinet over toilet (Bath 2, 3)
- Cabinets over washer & dryer
- Mud Cabinet
- Broom Cabinet
- Extra Half/Full Bath
- Master Bath knee space (as floor plan allows)
- Ceiling Pop-ups & Vaults
- Breakfast area (as floor plan allows)
- Trim designs on Patio and Porch Ceilings
- Two Eave Plugs Switched by Front Door (for Christmas lights)
- Lots over 95' x 135' - Sprinklers, Sod, & Fence extra
- Geo-technical soils report
- Engineered Concrete Foundation

"B.A. Emmons Homes takes the extra steps to ensure that your home will stand the test of time. You will be amazed when you walk into our magnificent 4-bedroom, 2-bathroom, open-floor concept homes. You are greeted by a large open living area, recessed lights, and windows that let in plenty of natural light. The kitchen doesn't disappoint. The granite counters, tile back splash and beautiful, dark, oak stained cabinets work perfectly together. The bathrooms have gorgeous accent tile work. Our quality workmanship and materials guarantee you not just a house, but a home to enjoy for years to come."

Home Warranty 1, 2 & 10

1 YEAR • site work, concrete, masonry, carpentry, doors & windows, siding & roofing, finishes, specialties/fireplaces, cabinets, mechanical systems/plumbing, HVAC & electrical systems (no caulking, silicone, or painting after home is occupied) | 2 YEAR • water line, sewer line, septic tank, plumbing, electrical, heating & air conditioning (limited warranty may not cover labor) | 10 YEAR • structural only (framing and foundation)