



Flagstaff Ranch

COMMUNITY INCLUDED FEATURES:

Exterior Features:

Exterior Stone Veneer
Rear Covered Decks
30 year Architectural Grade Shingles
Front Yard Landscaping with Automatic Drip System
8' Weather Resistant Entry Door

Stylish Interior Features:

Beautiful 20 X 20 Porcelain Tile Flooring at Kitchen, Baths and Laundry
Hardwood Floors (per plan)
8 Foot Interior Doors
9 Foot Ceilings
Hand Textured Drywall Finish
Rounded Drywall Corners Including Windows
Gas Fireplace with tile surrounds in Great Room
Levered Hardware in Satin Nickel Finish
Designer Interior Lighting Package
Cat 6 Phone Pre Wires in Kitchen, Den/Study & All Bedrooms
RG6 Cable Pre Wires in Great Room, Den/Study & All Bedrooms
Ceiling Fan Pre Wires at Great Room & All Bedrooms
Satellite Pre Wire
Security System Pre Wire
Finished Garages with Garage Door Openers
Carriage Garage Doors

Kitchens Include:

Granite Slab Countertop
42" Upper Kountry Wood Cabinets
Undermount Stainless Steel Sink
1/3 Horsepower Garbage Disposal
Recessed Can Lighting
GE Profile Energy Star Appliances-Gas Range, Dishwasher & Microwave-Choice Stainless Steel

Bathrooms Include:

Granite Counter Tops in all Baths
Porcelain Tile Surrounds in all Baths
Executive Height Vanity with Dual Sinks at Master & Secondary Baths
Separate Water Closet at Master Bath
Pedestal Sink at Powder Room
Low Flow Comfort Height Elongated Toilets

Energy Efficient Features:

Dual Pane Low E Windows
95 % Gas Efficiency Furnace
75 Gallon Hot Water Heater with Recirculation Pump
R19 Wall System
R-38 Batt Insulation in Ceilings of Living Areas
2 X 6 Exterior Walls
Programmable Thermostats (3) One on each level

Personalize Your Home:

A/C Optional
Rear Yard Landscaping Packages
Gas Fire Place at Master Bedroom
Guest Suite (Per Plan)
Casita (Per Plan)

Miramonte at Flagstaff Ranch
928.203.6702

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