



BUILT BY OUR FAMILY *for yours*

STELLA RANCH

Included Features

Signature Features

- Full yard irrigation system with rain sensor
- Custom-built cabinets with full extension drawers
 - 48" uppers in kitchen areas (per plan)
 - 42" uppers in utility room and baths (per plan)
- LED recessed can lighting throughout main areas, owner's suite, secondary bedrooms, office/study, and game room (per plan), featuring Decora electrical switches
- Security prewire on all operable windows and exterior doors on the first floor, prewire for (3) cameras, pre-wire for (3) WIFI access points, and pre-wire for motion detector in living room
- Full house gutters (per plan)
- Oversized semi-frameless shower in owner's bath with tile floor and bench (per plan), 80" tall
- 2" white faux wood blinds
- Upgraded GE Café stainless steel appliance package:
 - 36" 6 burner commercial range top and 600 CFM custom vent hood with dimmable LED lighting
 - Built in 30" smart single wall convection oven
 - Smart microwave with 30" built-in trim kit
 - 42dBa top control dishwasher with stainless steel interior and 3rd rack
- 10'-12' ceiling throughout (per plan)
- 36" direct vent fireplace with choice of brick, stone, or tile surround to ceiling
- Architectural beams in family room

Our Quality Assurance

- Professionally engineered post-tension foundation
- 1-year workmanship & materials limited in-house warranty
- 2-year mechanical, electrical and plumbing distribution systems warranty
- 3-year labor warranty on mechanical system
- 10-year warranty on mechanical system parts
- 10-year structural by 2-10 Home Buyers Warranty

Thoughtfully Designed Interiors

- Mudroom with hooks, cubbies, and bench (per plan)
- 8'0" mahogany front door
- 8'0" interior doors throughout
- 2880 full lite or sliding glass patio door (per plan)
- Dimmers in owner's suite, secondary bedrooms, family room, study and game room (per plan)
- Ceiling fans in all bedrooms, family, study and game room (per plan) Light kit not included
- Level III laminate, vinyl, or tile in common areas; level III tile in wet areas; level III carpet in bedrooms, closets, stairs and game rooms (per plan)
- 4 Cat6 cable drops with network switch to central panel; Prewired for speakers in family room (5) and back patio (2)
- Choice of designer lighting fixtures for foyer, dining chandelier, and bathroom vanities
- Choice of level II door handle sets
- Sherwin Williams paint: one color for interior walls (flat), one for ceiling (flat), and one for carpentry (satin)
- Rounded corners in drywall throughout interior with square corners in baths and windows
- Trim Package: 7-1/4" baseboard throughout, window stool with 3-1/2" casing underneath (no crown moulding)
- Tray ceiling included in foyer (per plan)
- Upgraded plumbing fixtures throughout
 - Level II widespread in owner's bath and powder
 - Level I centerset in secondary baths
- Bathroom hardware fixtures to match plumbing collection
- Two colors & one edging style of granite/quartz vanity countertops (2cm thickness) with undermount sinks in all full baths
- White elongated, comfort height commodes in all baths
- Acrylic tub with skirt in secondary baths, and drop-in tub with tile surround in owner's bath to ceiling (per plan)



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Thoughtfully Designed Interiors (cont.)

- Level III tile backsplash
- Cabinet above commode (per plan) except in powder
- Base cabinet in powder bath (per plan)
- 48" tall mirrors throughout with level II decorative hanging mirror in powder
- Base or 42" upper cabinet (per plan), plus rod and shelves in utility
- Choice of level III cabinet hardware
- Heavy duty metal pull-down stairs to attic with convenient light switch (per plan)

Exterior Details

- Full yard sod with upgraded landscaping package per community
- Architectural shingles
- 6' privacy fence with gate (per community guidelines)
- Covered patio with LED disc lighting and ceiling fan with weatherproof outlet and prewiring for TV (per plan)
- 100% four sided brick surround (level II) with full brick interior at back patio
- Combination of up, soffit, and coach lights (per plan), plus LED disc lighting in front elevation
- LED lighting inside the garage (1 per vehicle bay and added storage space)
- Insulated garage door with one opener per vehicle and exterior keypad (door size per plan)
- Three water spigots (2 at front and 1 at rear)
- Plumbing shut-off valve located inside the garage or front bedroom closet
- Soffit outlet connected to electrical switch behind front door

Gourmet Lifestyle Kitchen

- Walk-in pantry with built-in shelving with stair step detail
- Base cabinetry with countertop and shelving above in butler's pantry (if applicable)
- Double waste bin cabinet recessed in island
- Two colors & one edging style of granite/quartz countertops (4cm thickness)
- Designer island pendants
- Up to level II kitchen plumbing fixtures

Safety & Energy Features

- High performance Trane 15.2 SEER2 air conditioner with Honeywell programmable thermostat
- Low-maintenance 5" media filter in HVAC
- HVAC return air in all bedrooms
- High-Efficiency Interior Rinnai tankless water heater with recirculating loop
- Energy saving poly sealant on all wall penetrations
- Smoke and carbon monoxide detectors in all bedrooms
- Radiant barrier roof decking
- Attic air flow ventilation with soffit and turbines
- Insulation: R13 batts in ext. walls and R49 blown in ceilings
- Vinyl double pane windows with Low-E glazing
- Soil termite pre-treatment at foundation stage
- Typar weather barrier system for optimal protection of your home
- AdvanTech subfloor system in all two story homes
- PEX plumbing system

Interior Design Service

- Three 2-hour personalized visits at RNL's Design Studio. During these visits, our in-house design specialist will guide you through the selections process (does not apply to quick move-in homes).