



BUILT BY OUR FAMILY *for yours*

# THE VILLAS AT MISSION RANCH

## Included Features

### Signature Features

- Full yard irrigation system with rain sensor
- Custom-built cabinets with full extension drawers (42" uppers)
- LED recessed can lighting throughout main areas, owner's suite and game rooms (per plan), featuring Decora electrical switches
- Security prewire on all operable windows and exterior doors on the first floor, prewire for (2) cameras, and pre-wire for (3) WIFI access points
- 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 Kitchen I with stainless-steel GE appliance package
  - 36" 5 burner gas cooktop w/ dishwasher safe grates
  - Built-in stainless-steel microwave with exterior ventilation
  - 45 dBA top control stainless-steel exterior/interior dishwasher
  - 30" smart single wall oven (non-convection)
  - Custom vent hood insert with dimmable LED lighting and upgraded stainless steel liner
- 9'-11' ceiling throughout (per plan)

### Our Quality Assurance

- Professionally engineered post-tension foundation and framing
- 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

### Gourmet Lifestyle Kitchen

- Walk-in pantry with built-in shelving with stair step detail
- Double waste bin cabinet recessed in island
- Two colors & one edging style of level I countertops (4cm thickness)
- Designer island pendants
- Level II kitchen plumbing fixtures
- Stained or painted kitchen cabinetry

### Exterior Details

- Full yard sod with landscaping package per community
- Architectural shingles
- Four sided brick (level II) with farmhouse back patio featuring brick wainscot on the interior
- 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)
- Plumbing shut-off valve located inside the garage or front bedroom closet
- 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)
- Three water spigots (2 at front and 1 at rear)
- Soffit outlet connected to electrical switch behind front door
- 16x7 Insulated garage door with one opener per vehicle and exterior keypad (door size per plan)

### 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).

### Thoughtfully Designed Interiors

- Dimmers in owner's suite, family room, game room and/or loft (per plan)
- Mudroom with hooks, cubbies, and bench (per plan)
- 8' mahogany front entry door, paint or stain grade
- 2868 full lite or sliding glass patio door (per plan) 2880 in The Oaks
- 6'8" interior doors (level I)
- 4 Cat6 cable drops with network switch to central panel
- Level I laminate, vinyl, or tile in common areas; level I tile in wet areas; level I carpet in bedrooms, closets, stairs and game rooms (per plan)
- Choice of designer lighting fixtures for foyer, dining chandelier, and bathroom vanities
- Bath hardware to match plumbing finish
- Choice of level I door handle sets
- Rounded corners in drywall throughout interior with square corners in baths and windows
- Sherwin Williams paint: one color for interior walls (flat), one for ceiling (flat), and one for carpentry (satin)
- Two colors & one edging style for level I 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 (per plan)
- Cabinet above commode (per plan) except in powder; removed in secondary bedrooms if there is a closet/linen cabinet (per plan)
- Base cabinet with undermount sink (per plan)
- Base or 36" upper cabinet (per plan), plus rod and shelves in utility
- Choice of level level II cabinet hardware
- Convenience switches in owner's suite
- One electrical floor outlet in family room
- Trim Package: 5-1/4" baseboard throughout, window stool with 2-1/4" casing underneath (crown moulding not included)
- Tile backsplash (Level I)
- Tile to ceiling in all full baths (Level I)
- Level I bathroom plumbing fixtures
- 42" tall mirrors throughout with level I decorative hanging mirror in powder
- Oversized 30" attic pull-down stairs with convenient light switch (per plan)
- 36" direct vent fireplace with choice of brick, stone or tile surround to mantle up to 60"
- Base cabinetry with countertop and shelving above in butler's pantry (if applicable)
- Architectural beams in family room

### Safety & Energy Features

- High performance Trane 15.2 SEER2 air conditioner with Honeywell programmable thermostat
- Low-maintenance 5" media filter on HVAC
- HVAC return air in all bedrooms
- High-Efficiency Interior Tankless water heater
  - Interior Tankless Rinnai with recirculating loop in The Oaks
- 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 R38 blown in ceilings (exc. garage)
- Vinyl double pane windows with Low-E glazing
- Soil termite pre-treatment at foundation stage
- Tytar weather barrier system for optimal protection of the home
- AdvanTech subfloor system in all two story homes
- PEX plumbing system