

A Keepsake Home

COMMUNITY PROFILE

- Exquisite residential neighborhood nestled in the Ponderosa Pines
- Views of the San Francisco Peaks
- All city utilities, including natural gas
- Close to shopping centers and restaurants
- City maintained streets and sidewalks
- Charter/Public Elementary School
- City park with soccer field
- The Flagstaff Urban Trail connects Ponderosa Trails to the entire town

DESIRABLE HOME FEATURES

- Nine-foot standard height ceiling on the main floor; some plans have a vaulted ceiling
- Laminate wood in select areas and powder with ceramic tile in all bathrooms and laundry
- Upgraded carpet in choice of many different colors
- Kraftmaid maple recessed panel cabinets with concealed hinges, solid wood dovetail drawers
- Oversized master bedrooms with roomy closets
- Crown molding in the dining room
- Six-inch baseboards, decorative coved molding above the windows and doors
- Choice of two-toned, interior Sherwin Williams paint colors
- Schlage lever door handles and deadbolts on all exterior doors with choice of finishes
- Five interior door panel styles to choose from
- Recessed light fixtures in select areas
- Light fixtures in a choice of silver or bronze finishes
- Ceiling fans in living and family room and wiring for fans in all bedrooms
- Lots of added storage space

- Basements are finished and include two bedrooms and a recreation room as standard
- Bonus rooms are finished
- Cable outlets in great room and all bedrooms
- Phone outlets in kitchen, great room and all bedrooms
- 50-gallon hot water heater
- Utility sink located in laundry or garage (depending on plan)
- PEX Tube Plumbing with Manabloc System

CONTEMPORARY KITCHENS

- Center work island in select homes
- Maytag appliances, including stove with self cleaning oven, micro hood and dishwasher
- Granite Tile or Ceramic Tile Countertops
- Choice of stainless steel or white porcelain kitchen sink
- Most homes have breakfast nooks and breakfast bars

ELEGANT BATHS

- Master bath includes tub, separate shower and dual sinks
- Ceramic tile flooring, ceramic tile countertops and the master bath has a tiled shower, tub deck and back splash
- Delta Victorian plumbing fixtures and bath accessories with a choice of bronze or brushed nickel finishes

More features listed on next page...

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DISTINCTIVE EXTERIORS

- Arts & Crafts inspired with intricate roof lines and brackets
- Ten different floor plans to choose from
- Brick pavers driveway, sidewalks, and 400 sq ft patio
- Composite or cement based siding with warranty
- Choose from multiple, four-color toned, designer selected Sherwin Williams paint
- 30-year laminated shingle roofing with eight color choices
- Front yard landscaping
- Two-car garage with automatic garage door opener and finished interior
- Front door fir Simpson Craftsman Three Lite III with Craftsman One Lite Sidelight

ENERGY SAVING FEATURES

- Better Built vinyl windows that are dual pane and come with a *lifetime warranty* and three grid options in white or bisque
- 2x6 frame construction
- Natural gas furnace, stove and water heater
- Your choice of gas or wood burning fireplace with craftsman style mantle
- 80+ efficiency forced air furnace
- R19 insulation in the walls and R30 in the ceiling

OPTIONAL FEATURES

- Customize floor plans by moving walls, adding spaces and redesigning the basement
- Upgraded flooring with your choice of style
- Upgraded and design custom cabinetry
- Upgraded countertops including granite, Corian, Silestone and tile

- Three pre-priced appliance packages and many other appliances to choose from
- Refrigerator, washer and dryer
- Jacuzzi jet tub
- Closets customized to meet your needs
- Extra fireplaces
- Central vacuum system
- Your choice of windows and doors
- Decks, patios and balconies
- Stone veneers, exterior and interior
- Stain grade baseboards, window & doors casings
- 50-year roofing
- 90+ efficiency forced air furnace
- Air conditioning
- Exterior fencing
- Upgraded garage door
- Upgraded insulation, including the garage
- Decorative, colored split faced block can be used for the foundation
- Professionally designed and installed landscaping
- Stereo surround sound wiring, CAT5 internet wiring and alarm system wiring