

First Impressions

- Sophisticated new designs and floor plans by award winning architect
- Diverse exterior details and color schemes (selected by professional colorist)
- 10" Post tension concrete slabs
- Covered patios
- "Flat" tile per plan and exterior design
- Attached 3-car or 4-car garage with varied styles (split and tandem garage per plan)
- Automatic garage door with 2 transmitters at all car garages
- "Coach" lights at standard locations
- Distinctive 8' paint grade front entry door
- Exterior shutters and iron accents (where shown)
- Stone detailing on specific exteriors (where shown)
- Paver driveway, patios, walkways and courtyards (where applicable)
- Designer rain gutters and downspouts
- Ring video doorbell

Energy Wise

- Energy efficient dual paned windows with "Low E" glass
- 14 SEER rating heating and cooling
- Nest programmable thermostats
- 2" X 6" exterior walls at livable areas only
- Open cell sprayfoam insulation which seals gaps ensuring tight energy efficient construction
- Tankless water heater with re-circulating pump and timer
- 200 AMP electrical service
- Double switched ceiling fan outlets in great room and master bedroom

A Closer Look Inside

- Wood floors at all lower level locations except bedrooms, bathrooms and laundry room (per plan)
- 18" x 18" ceramic tile at laundry, master bathroom and secondary bath areas (excluding powder room)
- Stain resistant carpet in an array of colors at all bedrooms, stairs and upper level (per plan)
- Interior door Jeld Wen 2 panel Monroe
- Spacious laundry rooms with cabinets over washer/dryer
- Pre-wired for TV/Phone at select locations
- Silestone® vanity tops and shower surrounds with oversized fiberglass tubs at secondary baths
- Elegant Pedestal lavs in Powder Rooms where shown
- Luxurious Delta® bathroom fixtures with 8" spread in chrome finish at secondary bathrooms
- Upgraded Santa Fe drywall texture at wall & ceilings
- 5-1/4" painted eased edge baseboards and 3-1/4" door casing around interior doors
- Coffered ceilings (where shown)

A Gourmet's Delight

- 42" Recessed panel maple cabinets in kitchen with full overlay doors and hardware
- 2 cm granite slab kitchen countertops
- Spacious food preparation island and pull up seating area (where shown)
- Walk in pantries (where shown)
- Single compartment Stainless Steel sink with luxurious Chrome Faucet
- Energy efficient disposal
- Pre-plumbed for R/O icemaker sleeve and water line
- Pre-plumbed for soft water
- Upgraded stainless steel appliance packages per home
 - * Wolf 36" gas cooktop
 - * 36" Zephyr Hood
 - * 30" Wolf Single Oven
 - * Wolf Microwave
 - * Asko Dishwasher with delay wash

Master of the House

- Spacious walk-in closets
- Lavish baths with compartmental water closets, separate "his and her" sinks, raised height countertops and dressing vanity (where shown)
- Freestanding bath tub
- Silestone Quartz at master bathroom vanity with 3"x 6" subway tile shower surrounds master shower
- Luxurious Delta® bathroom fixtures with 8" center spread in chrome finish

Customization Opportunities

- Casita options per plan
- WetBar at Bonus Room Plan 6003
- 4th Car garage option per plan (Plan 6002 site specific)
- Optional Gas Fireplaces
- Upgraded flooring and countertops
- Upgraded cabinet door styles
- Solid core interior doors
- Stain grade interior doors
- Security system
- Pot sleeves for future potted plants
- Wiring for music and/or surround sound theater
- Upgraded appliance packages
- Customized closet systems
- Built-ins, Crown Molding, Wood Paneling, Wood Window Surrounds

Special Notes

As a new homeowner in Morrison Ranch, you will automatically become a member of the Morrison Ranch Community Council. Details about fees and other costs of homeownership in Morrison Ranch are available from your sales associate.

Any features not shown on the standard list should be considered an option. Please consult with our sales associate if you have any questions about included features. Window and room sizes may vary per elevation. Prices are subject to change without notice. 08/28/19