



## Ralston Terrace Standard Features

**APRIL 2023**

### Interior Features

- \* 9' Ceilings/Vaulted Ceilings – Main and upper level per plan
- \* 8' Height roll-up clear view glass garage door at great room w/ side mount opener
- \* 8' Entry door with glass panel details
- \* Beautiful laminate wood flooring at kitchen and entry
- \* Paint grade shelving in all closets
- \* Designer selected light fixture package
- \* Low-E dual pane, energy efficient vinyl windows in "Clay" with "Climatech" Argon package
- \* Modern 5 Panel interior doors with Kwikset lever handle hardware in polished chrome
- \* 3 1/4" modern profile baseboard with modern profile casing
- \* Polished chrome bath hardware
- \* Large primary bedroom with walk-in closet per plan
- \* 6" LED Disk Lights per Plan.
- \* Laundry room per plan with 12" X 12" Ceramic Floor Tile
- \* Powder room on main floor
- \* Exposed steel beams per plan

### Kitchen Features

- \* Slab granite countertops with undermount stainless steel double equal sink
- \* Chrome single lever pull down faucet
- \* Beautiful laminate wood flooring
- \* GE black appliance package with smoothtop electric range, self-cleaning oven, over the range microwave and tall-tub dishwasher
- \* Ice/Water line hookup for refrigerator
- \* Birch flat panel cabinets with 42" upper cabinets and a choice of two stain finishes, hardware included
- \* Kitchen island
- \* Large pantry
- \* Moen 1/2 hp Vortex™ garbage disposal with ultra convenient air switch

### Primary Bath Features

- \* Luxurious 4 piece primary bath with large walk in shower
- \* Granite vanity tops with rectangle undermount sinks
- \* Raised vanity with drawers and wall mount medicine cabinet
- \* 3" X 6" Ceramic brickset subway wall tile at shower area
- \* Chrome single handle designer faucets
- \* Semi-frameless clear glass shower enclosure with built-in towel bar
- \* Private toilet room with elongated toilet
- \* Spacious linen closet with 24" deep wood shelves
- \* Wall to wall 42" high vanity mirrors
- \* 12" X 12" Ceramic Floor Tile

### Secondary Bath Features

- \* Granite vanity tops with rectangle undermount sinks
- \* Raised vanity with drawers and wall mount medicine cabinet
- \* 3" X 6" Ceramic brickset subway wall tile at shower area
- \* Chrome single handle designer faucets
- \* Elongated toilet
- \* 42" high vanity mirrors
- \* 12" X 12" Ceramic Floor Tile

### Electrical/Mechanical Features

- \* Programmable thermostat
- \* Ceiling fan prewire in primary bedroom
- \* TV & Ethernet connections per plan
- \* 92% gas forced air energy efficient furnace with air cyclor for whole house ventilation
- \* 40 gallon power direct vent gas water heater – EnergyStar® rated
- \* Cat 5e wiring per plan
- \* LED bulbs at all fixtures
- \* 200 Amp electric panel

### Exterior

- \* 2 car garage with opener
- \* 30 year dimensional architectural roof shingles
- \* Low maintenance exteriors - stucco, brick and engineered LP® Smartside® wood siding with 50 year limited warranty
- \* Large steel reinforced concrete patio with modern cedar patio fence
- \* Beautifully landscaped front, side and rear yards with automatic sprinkler system – HOA maintained
- \* Professionally designed exterior color packages
- \* 7' tall steel insulated garage doors with windows and opener
- \* Thumb latch entry door lock with deadbolt
- \* Fire rated solid garage to unit entry door with deadbolt and automatic close operation
- \* Exterior weatherproof outlet at patio
- \* Seamless gutters and downspouts

### Quality Construction Features

- \* 2 X 6 exterior wall framing with R21 insulation
- \* R49 ceiling insulation
- \* PEX Plumbing System
- \* 2 Hour fire rated party wall with STC rating of 58 minimum
- \* Structural slab over void foundation
- \* Fiber cement backer board in all tubs/showers
- \* Engineered floor/roof trusses

### Community Features

- \* Homeowner's Association to maintain common area per Declarations
- \* Private pocket park and community garden