

# Saddle Creek Ranch

## Luxury Features

- \* Ceramic Tile in all Wet Areas
- \* Contemporary design with volume ceilings, elegant arches, art niches & rounded corners (per plan)
- \* Ceiling Fans included in Master bedroom & Family Room
- \* Minimum 9' ceilings on 1st floors (on 1-stories, most rooms are vaulted to 10')
- \* 1/2" rebond carpet pad for superior comfort and quality
- \* Recessed lighting in kitchen
- \* Color coordinated interior trim and wall finish
- \* A wide selection of designer Shaw carpet
- \* Six-panel embossed wood-grain interior doors
- \* Custom Volume satin nickel lighting package throughout
- \* Price Pfister plumbing fixtures
- \* Elongated toilets in Master Bath and Half Bath per plan.
- \* Personalized one on one design appointment to choose design selections

## Exterior Design Features

- \* Brick fronts per plan and elevation
- \* Fully sodded front yard with 2 trees and landscaping package
- \* Kwikset Satin Nickel (Polo) entry handle set with matching interior and exterior hardware
- \* 10' x 10' patio (not covered)
- \* 6' privacy fence with 1 gate surrounding backyard
- \* Divided lite windows on the front of all homes
- \* Fully finished garage with texture, paint and trim

## Kitchen Features

- \* **42"** Raised Panel cabinetry with hidden hinges, adjustable shelves and choice of stain color
- \* Whirlpool 30" electric coil top range (Black)
- \* Whirlpool energy efficient dishwasher (Black)
- \* Whirlpool above range recirc. venthood (Black)
- \* Wilsonart Laminate countertops with a wide variety of colors to choose from
- \* Stainless steel double bowl sink with Price Pfister faucet and side sprayer
- \* High capacity 1/3 HP food disposal unit

## Energy Efficiency Features

- \* R-13 insulation in exterior walls, R-22 insulation at sloped ceiling areas and R-30 blown insulation above flat ceilings. Plus... polyurethane spray foam sealant around base plates and polyseal around doors and windows to reduce air infiltration
- \* Energy efficient 14 SEER Goodman HVAC system with 10 year parts limited warranty (sized per plan)
- \* Heat reflecting R-6 Mylar coated HVAC ducts
- \* Honey Well digital programmable thermostat
- \* **50 gallon** high efficiency, quick recovery water heater or 66 gallon water heater with 3.5 baths
- \* Pressure Balancing (anti-scalding valves)
- \* Double-paned insulated Low-E windows
- \* Durable fiberglass insulated front door
- \* Air hawk, ridge vent and perforated soffit venting to maximize attic ventilation
- \* All homes are Energy Star rated

## Construction Features

- \* Engineered post tension foundation designed for your community and specific home
- \* Acme brick available on all homes
- \* Pre-wiring for garage door opener
- \* Fiber-cement lap siding
- \* Pex water distribution system with limited concealed connections to minimize leak hazards
- \* Insulated water pipes on exterior walls
- \* **20** year 3- tab roof shingles
- \* 2 exterior hose bibs (location per plan)
- \* 3 exterior electrical outlets (location per plan)

## Security Features

- \* Fully functional alarm system (includes wired doors, motion detector & keypad)
- \* Privacy deadbolts on front and rear entry doors
- \* Smoke detectors in all bedrooms and other critical locations (per code)
- \* Exterior lighting at entry, 2 carriage lamps at garage front, and lamp at patio

## Bella Vista Quality Programs

- \* Pre-construction meeting with construction manager
- \* Pre-sheetrock meeting with construction manager
- \* Pre-settlement meeting with construction manager
- \* 1 year door to door warranty
- \* 2 year mechanical delivery systems warranty
- \* Home of Texas 10-year limited warranty plan



In a continuing effort to improve the homes we build, Bella Vista Homes reserves the right to change plans and specifications without notice. Front windows will vary per elevation.