



## MIRANO

### Exceptional Exterior Features

- COVERED PATIO
- Eagle Low Maintenance Concrete Roof Tile with 50-yr Limited Warranty
- Full Spanish Lace stucco application on all sides with sand finish pop-outs on front of home
- Front Yard Desert Landscape Package with Automatic Drip System
- 2" PVC pipe under driveway for future sprinkler system
- Solid Masonry Block Fence Enclosing Rear Yard for Privacy and Security along w/ 4' Wrought Iron Gate with Redwood Slats on Garage Side of Home
- Hose Bib in front and back yard
- Weather-proof receptacles (front and rear of home)
- Energy efficient, low maintenance 8' Tall Fiberglass Front Door w/ Security Viewer
- Engineered Post Tension Slab - 3000 PSI Slab Foundation

### Impressive Interior Features

- Upgraded Satin Nickel Interior Light Fixtures
- 8' high Entry Doors and Sliding Glass Doors per plan
- Kwikset Polo Satin Nickel Interior Door Knobs w/ Matching Hinges
- Rounded Drywall Corners Including Windows
- Finished Garage Interior
- Custom Upgraded Light Fixtures at Entry
- Painted Wood shelving in closets, pantries & linens
- Aquapex® Plumbing
- Preferred Copper Wiring (110 volt circuits)
- 200 Amp electrical service
- Conveniently pre-wired for Two TV and Two Telephone outlets
- Pre-wired for Ceiling Fan Outlet w/ 1 Switch in Family Room and Master Bedroom
- GFI outlets in bath, kitchen and garage for safety
- Smoke detectors per municipal code for family safety
- 220 Volt Electric Dryer Outlet with recessed vent
- Hand skip troweled texture on walls and ceiling
- Ceramic Tile Flooring at Entry, Kitchen, Laundry and Bath areas
- Wall-to-wall carpeting in choice of designer colors in living, family room, halls and all bedrooms

### Elegant Bathrooms

- CULTURED MARBLE BATH VANITIES
- Delta Chrome Bath Fixtures in all Bathrooms
- Chrome Finish Bath Accessories
- Raised Vanity in Master Bath
- Elongated Toilets

### Kitchens, Pantries, and Laundry Rooms

- KITCHEN ISLAND
- RECESSED CAN LIGHTING IN KITCHEN PER PLAN
- Custom crafted Birch Cabinets
- 30" Upper Cabinets w/ Crown Molding
- Delta Stainless Faucet with Pull-out Handle
- Two-compartmented Stainless Steel Sink
- Waterline for Refrigerator Icemaker
- Spacious Pantry per plan
- Stainless Steel Frigidaire Appliances - Gas Range w/Self-Cleaning Oven, Microwave mounted over Range, and Dishwasher

### Energy Star® Features

- 14.0 SEER high-efficiency ground mounted HVAC system
- HERS RATING OF 55 OR BETTER
- Gas BBQ Stub
- 50 Gallon Gas Water Heater
- Wood frame construction with energy efficient R-19 exterior wall system
- R-30 Ceiling Insulation over Livable Areas
- Radiant Barrier in attic
- Dual Pane Low E Windows with Vinyl Desert Tan Frames and Bug Screens
- Water Conserving Plumbing Fixtures

### Some Available Custom Choices

- Gourmet Kitchen Package
- Granite Countertop
- Upgraded Cabinets and Configurations (Staggered or 42" Uppers, spice racks, drawers, etc.)
- Stone and Brick per Elevation
- Exterior Coach Lights
- Kwikset Interior Door Levers
- Garage service door
- Additional Phone, TV, CFO's, Pre-wire for Security and Surround Sound
- Soft Water Loop
- Please ask your Sales Executive for a complete list of options and their prices to customize your new home

Revised: 10.1.20