

Avanti Plan 1576

4 Beds | 2 Baths | 1,576 SQ FT
2 Car Garage | Den Option

Elliott Homes
A Tradition of Quality since 1914



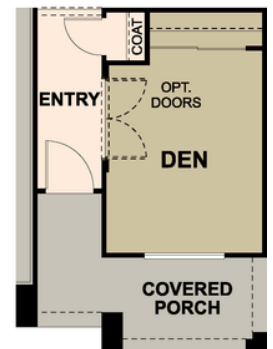
A



B



C



OPTIONAL DEN

17481 W. Lawrence Lane, Waddell, AZ 85355 | (623) 217-2670 | granitevista@elliotthomes.com

Square footage figures are approximate. Specific home features may vary. Elliott Homes Communities reserves the right to substitute or change equipment, materials, appliances, features and amenities without prior notice. See sales representative for floor plan variations, options and other information. ROC# 051293



AVANTI FEATURES SHEET

Interior Features Throughout

- Lighting and Connectivity: High-efficiency LED lighting and USB-C outlets in living areas, kitchen, great room, master bedroom & full bathrooms

Smart Home Features

- Vehicle and Security: Electric vehicle prewire outlet, Video Door Bell
- Lighting and Access: WiFi light switches in kitchen and on coach lights, Smart Garage Door Opener, WiFi Touchscreen Smart Lock
- Comfort and Control: Smart Thermostat with room sensor (per plan), Media panel & Data/Internet ports
- Wireless charger in kitchen

Custom Construction Features

- Post-tension slab Nine-foot high flat ceilings, Square corners on all walls and windows, Energy-saving dual pane low-e & high efficiency vinyl windows with grids and sliding glass door with bug screens (per plan / elevation) **E** **▲**
- R-20 encapsulated spray foam ("conditioned attic" comparable to R-40 fibrous insulation, but with superior air infiltration and heat transfer quality) with R-13 spray foam exterior wall. Total overall exterior wall insulation R-19 and R-6 duct insulation ratings **E** **▲**
- Tankless wifi gas hot water heater with high efficiency integral recirc pump **E** **★**
- Hose bibs at front and rear yards
- 200 AMP electrical service with duplex GFCI **★**
- Pex plumbing system
- 4' gate for privacy and security **E**
- Seer2 HVAC/90% AFUE Furnace with Honeywell programmable thermostat **E**
- Clothes dryer vent with electric outlet, laundry room with shelf above washer / dryer **E**
- Programmable indoor air exchange system **E** **▲** **■**
- Centrally located OnQ structured wire panel with (cat-5 phone and TV to allow wireless Internet connection with expansion capability for TV-cable or phones) **■**
- Energy Star third-party inspected / certified **E** **■**

Gourmet Kitchen

- Sink and Faucet: Kohler® two-compartment undermount stainless steel sink with gourmet style stainless steel single-lever Delta® pull-out faucet **E** **▲**
- Appliances: Energy-efficient stainless steel appliances including range, micro/hood, and dishwasher **★**
- Cooking and Ventilation: Electric or gas range with self-cleaning oven; Microwave circuit 20 AMP range hood, vented to outside
- Convenience Features: Refrigerator ice maker line; 1/3 hp garbage disposal with counter air switch; Preplumbed for reverse osmosis drinking water system with storage shelf in garage **E**
- Countertops and Cabinetry: Granite or Quartz countertops with 4" backsplash; Birch recessed panel cabinetry with 30" uppers, standard overlay doors, and 2 1/2" crown molding, recycle cabinet, black hardware, dove-tail drawers, soft-close doors & drawers; USB-C outlet with phone charger **E** **▲** **■**

◆ Professional Interior Design

E Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature

★ ENERGY STAR qualified products are more energy efficient without sacrificing performance

▲ The U.S. Environmental Protection Agency (EPA) WaterSense products save water without sacrificing performance or quality

■ APS Energy Star Partner feature

■ Technology

Exterior Enhancements

- Architecturally coordinated eight-foot two-panel insulated entry door with
- Kwikset® SmartKey WiFi deadbolt lockset
- Two coach lights at garage (per plan) with WiFi control
- Wood/faux trim enhancements
- Weatherproof GFCI in garage, entry and back patio
- Exterior flat paint with UltraKote stucco sealer **E**
- Boral® energy-efficient roof system with Color Thru Concrete Tile **★** **◆**
- Fully enclosed, textured and painted interior two-car garage
- Themed eight-foot sectional roll-up garage doors with clear windows **E**
- Garage door opener with WiFi control
- Front yard landscaping with automatic irrigation
- Spacious covered patio **E**
- Random lace stucco finish with sand finish pop-outs and brick or stone veneer accents (per plan and elevation) **◆**
- Kwikset® SmartKey deadbolt locks on all exterior doors (excluding sliders) **E**

Spacious Family Bedrooms

- Storage and Comfort: Wardrobe closet with raised two-panel doors; Wall outlet with switch and USB-C outlets

Family Bathrooms

- Framed vanity mirror and built-in medicine cabinet
- Granite or Quartz countertop, 4" backsplash and white square undermount sink(s) (per plan)
- Subway tile like modular shower stall with enclosure (Plans 1901 & 2028)
- Birch recessed-panel cabinetry with standard overlay doors
- ErgoHeight elongated high efficiency toilet **E** **▲**
- Black Delta® fixtures with energy-efficient, low-flow faucets and shower head **▲**
- Combination shower and tub

Luxurious Master Suite

- Room Features: Oversized room with walk-in closet; Wall outlet with switch and USB-C Outlet Vanity and Countertops:
- Raised-height vanity with granite or quartz countertop, 4" backsplash, and white square undermount sinks, built in medicine cabinet Shower and Fixtures: Subway tile like modular shower stall with enclosure; Delta Watersense® black fixtures with energy-efficient, low-flow faucets and shower head Toilet and Ventilation: ErgoHeight elongated high-efficiency toilet; Exhaust fan **★** **E** **▲**
- Tech Integration: USB-C **■**
- Birch recessed-panel cabinetry with standard overlay doors

Gracious Living Areas

- Doors and Hardware: 8' Raised two-panel interior doors with black finish hardware **◆**
- Flooring and Lighting: 18"x18" ceramic tile flooring in entry, kitchen, nook, laundry, and baths; High-efficiency LED lighting throughout **E** **◆**
- Molding and Paint: 3 1/4" eased edge base moldings; Two-tone decorator-selected paint throughout **E**
- Comfort and Connectivity: Wall-to-wall carpet in master suite and great room; Ceiling fan prewire at master suite and great room; TV and phone/internet jack at family room and bedrooms; USB-C outlets in living areas **◆** **■**

Although all features may not apply to all plans due to design configurations and architectural styling, a wealth of luxury features are included in every Elliott Home. Please consult your Sales Representative for a complete options list and to determine if a particular feature is offered in the home you desire. Special features and decorator items in model homes are not included (wallpaper, mirrors, wall treatments, furniture and special wall finishing).

