

# SUTTER INCLUDED FEATURES



## Elliott Advantage Custom Construction Features

### Energy Efficiency

Electric Vehicle-Capable Garage  
Energy-efficient tanked hot water heater **E★**  
Energy-efficient ventilated "cool" roof **E**  
High-efficiency LED interior/exterior lighting  
High-performance attic insulation: spray foam, R-30 roof deck, R-13 or R-20 exterior walls **E**  
High-efficiency variable speed gas forced air heating & central air conditioning with SMART thermostat and SEER16 condenser **E**  
Dual-zone climate control HVAC system (two-story plans)  
High Efficiency Heat Recovery Ventilator **E★**  
Vinyl dual-pane windows & sliding glass doors  
Battery Ready Solar electric system **E**

### Smart Home Features

Remote access front door lock, security alarm, thermostat, Networking System, garage door operator, Video Doorbell **E**

### Interior Design

Designer packages for flooring, cabinetry, countertops, and paint **◆**  
Single-bowl undermount stainless steel sink in utility room with Delta® pull-out faucet  
3' wide entry door with glass per elevation  
Dramatic 9' ceilings first floor, 9' ceilings second floor  
Decorative windowsills  
Full Shear Wall Construction  
5 1/2" baseboards & 2 1/4" door casing  
Elongated toilets in all bathrooms **E** **◆**  
Plush wall-to-wall carpeting & Laminate flooring **◆**  
Stained shaker door cabinetry with pulls  
Custom window and patio door coverings  
Structured wiring hub for television and telephone network  
Ceiling fan in master bedroom and great room (per plan) **E**  
Secondary bedroom overhead lighting, prewired for future ceiling fans **E**  
Textured and painted interior garage with overhead lighting **E**  
Convenient side-entry garage door with service walk **E**  
8' high sectional roll-up steel garage door with windows and hardware (per plan)  
Concrete trash and recycle pad **E**

### Gourmet Kitchen

Quartz or Granite countertops with decorative 6" backsplash (full at cooktop) and waterfall islands **E◆**  
Whirlpool Gas Range with 4 burners **E**  
Whirlpool Microhood **E★**  
Whirlpool Dishwasher **E**  
Pre-plumbed for refrigerator ice maker  
Single-bowl undermount stainless steel sink with InSinkErator  
Delta® pullout faucet with soap dispenser  
USB port for convenient charging of devices **E**

### Exterior Enhancements

Designer-coordinated exterior color and roof combinations  
Weatherproof electrical GFCI outlets at front and rear yards (per plan)  
Broom finish concrete driveways, walkways, and door stoops  
8' insulated entry door **★**  
Smartcode deadbolt on entry door **E**  
Exterior coach lights with astronomical switch  
Illuminated address plaque  
Automatic garage door opener with battery backup and two transmitters  
Two conveniently located hose bibs  
Gas stub for future BBQ  
Covered Patios with LED lights  
Redwood good neighbor fencing with gate  
Front yard landscaping  
Fully automated programmable Wi-Fi irrigation controller **E** **◆**  
Holiday Light Package **E**

### Spacious Family Bedrooms

Wardrobe closets with 2-panel doors  
Luxurious wall-to-wall carpeting and pad **◆**  
Prewire for cable/TV outlet

### Family Bathrooms

Piedrafina countertops with oval under-mount sinks  
Premium Delta® fixtures **E** **◆**  
Beveled edge mirrors **E**  
Built-in medicine cabinet (per plan)

### Luxurious Primary Suite

Walk-in closet with double-sided mirrored door **E**  
Barn door at Primary Bath **E**  
Luxurious wall-to-wall carpeting and pad **◆**  
Oval vitreous china ceramic under-counter vanity sinks  
Large walk in Showers  
Premium Delta® fixtures **E** **◆**  
Tiled shower floor pan **◆**  
Beveled edge vanity mirror **E**  
Private water closet with elongated ergo-height toilet **E** **◆**  
Solid surface Piedrafina countertops and shower surround  
Medicine cabinet (per plan)  
Prewire for telephone and cable/TV outlet  
USB Port Outlet  
Backing for future grab bar in shower and water closet

### Gracious Living Areas

8' high 2-panel interior doors with chrome levers  
Interior laundry facilities with laminate flooring and built-in cabinetry  
Painted newel, rail & balusters (per plan)  
Ample cabinetry including linen cabinets (per plan) **E**  
Laminate flooring **◆**

### All Included Features

- ◆** Professional Interior Design by Ford & Associates
- 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



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).