



SUNRISE VILLAGE

STANDARD FEATURES – April 2023

Interior Features

- ✿ Vaulted and Coffered Ceilings per plan
- ✿ Large open floor plans to select from
- ✿ Gas log fireplace with stone to match exterior on surround and wood mantle
- ✿ Beautiful laminate 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 “Adobe color” with Argon gas package
- ✿ Painted wood sills on all windows
- ✿ Craftsman 2 Panel interior doors with Kwikset lever handle hardware in Chrome
- ✿ 3 1/4” modern transitional profile baseboard and door casing
- ✿ Chrome bath hardware
- ✿ Large primary bedroom with walk-in closet per plan
- ✿ 6” Recessed Lights per Plan.
- ✿ Laundry room per plan with 12” X 12” Ceramic Floor Tile and rough in for sink
- ✿ Wood handrails, square iron balusters with box newel posts at stairs per plan

Kitchen Features

- ✿ Slab granite countertops with undermount stainless steel double equal sink
- ✿ Chrome single lever pull down faucet
- ✿ Beautiful laminate wood flooring
- ✿ LG Stainless Steel appliance package with Smooth top electric range, self-cleaning oven, over the range microwave and tall-tub dishwasher
- ✿ Ice/Water line hookup for refrigerator
- ✿ Birch flat panel cabinets with 36” upper cabinets and a choice of finishes, hardware included
- ✿ Large Kitchen island
- ✿ Full height cabinet pantry with roll out shelves
- ✿ Moen ½ hp Vortex™ garbage disposal with Air Switch

Primary Bath Features

- ✿ Luxurious 5- piece primary bath with large walk- in shower with tile to the ceiling and shower seat
- ✿ Oval free standing tub with deck mount faucet
- ✿ Semi-Frameless Shower door with Chrome finish
- ✿ Granite vanity tops with ceramic rectangle undermount sinks
- ✿ Raised vanity with drawers and wall mount medicine cabinet
- ✿ 3” X 6” Ceramic brick set subway wall tile at shower area
- ✿ Chrome single handle designer faucets
- ✿ Private toilet room with elongated toilet
- ✿ Spacious linen closet with 24” deep wood shelves per plan
- ✿ 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
- ✿ 3” X 6” Ceramic brick set 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 great room and primary bedroom
- ✿ TV connections per plan
- ✿ 95% 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 with phone option
- ✿ LED bulbs at all fixtures
- ✿ 200 Amp electric panel

Exterior Features

- ✿ 2 car garage
- ✿ 30 year dimensional architectural roof shingles
- ✿ Low maintenance exteriors - stucco, stone and engineered wood lap siding with a 50 year limited warranty.
- ✿ Large steel reinforced concrete patio
- ✿ Beautifully landscaped front, side and rear yards with automatic sprinkler system – HOA maintained
- ✿ Professionally designed exterior color packages
- ✿ 8’ tall steel insulated garage doors with windows and opener
- ✿ Thumb latch entry door lock with deadbolt in stainless steel finish
- ✿ Fire rated solid garage to unit entry door with deadbolt and automatic close operation
- ✿ 2 Exterior hose bibs
- ✿ Exterior weatherproof outlet at front and rear
- ✿ 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 Thermafiber insulation
- ✿ Structural slab over void foundation
- ✿ Fiber cement backer board in all tubs/showers
- ✿ Engineered roof trusses
- ✿ Triple layer common wall with soundproofing

Community Features

- ✿ Homeowner’s Association to maintain common area per Declarations