











# LAS BARRANCAS FEATURES SHEET



## Custom Construction Features

- Nine-foot high flat ceilings
- Square corners on all walls and windows with Mission finish
- Energy-saving dual pane vinyl windows with grids and sliding glass door with bug screens (per plan/elevation) **E** 
- R-22 encapsulated spray foam (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 **E** 
- Tankless gas hot water heater **E** 
- Hose bibs at front and rear yards
- 200 AMP electrical service 
- Pex plumbing system
- Long-lasting composite slatted wrought iron gate **E**
- Block fence enclosing rear yard for privacy and security
- Gas forced air heating system, 15 seer 2 with programmable WiFi thermostat **E**
- Clothes dryer vent with gas service
- Full-size laundry room with base cabinets (per plan,) granite top, sink and pull-out faucet **E**
- Continuous ventilation 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**
- HERS Values vary per plan and have an average rating from 51-55

## Gourmet Kitchen


- One-compartment undermount stainless steel farmhouse sink with stainless steel single-lever pull-out faucet **E** 
- Stainless steel appliances (gas range/oven, microwave and dishwasher) 
- LED flush ceiling mount fixtures (per plan) **E** 
- Refrigerator ice maker line
- 1/3 hp garbage disposal
- Preplumbed for reverse osmosis drinking water system with storage shelf in garage **E**
- Granite countertops with 4" backsplash **E** 
- Oversized island with granite top
- Birch cabinetry with 42" uppers, recessed-panel, partial overlay doors and hardware; 2" crown molding 
- Walk-in pantry
- USB port

## Gracious Living Areas

- Two-panel interior doors with satin nickel finish hardware 
- 18"x18" ceramic tile flooring in foyer, great room, kitchen, dining, laundry and baths **E** 
- High-efficiency LED lighting throughout 
- 3 1/2" contemporary base moldings **E**
- Two-tone decorator-selected low-sheen (Versa Wall) paint throughout **E** 
- Carpet in master suite and bedrooms 
- Ceiling fan with remote and overhead LED lighting on separate switch TV and internet jack in great room
- USB port at great room

 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

- 8' two-panel insulated entry door with smart deadbolt lockset
- Two coach lights at garage
- Wood faux and rough timber trim enhancements
- Weatherproof GFCI in garage, entry and back patio
- Exterior flat paint with stucco sealer **E**
- Fully enclosed, textured and painted interior three-car garage two-car + two-car tandem garage (per plan) **E**
- Themed eight-foot sectional roll-up garage doors with clear windows (per elevation) **E**
- Garage door opener at two-car bay + one-car or tandem (per plan) **E**
- 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 
- Smart deadbolt locks on all exterior doors (excluding sliders) **E**
- EV Prewire **E**




## Spacious Family Bedrooms

- Walk-in closet with two-panel doors (varies per plan)
- Wall outlet with switch
- Prewire for ceiling fans
- Carpet

## Family Bathrooms

- Framed vanity mirror and built-in medicine cabinet
- Granite/Quartz countertop, 4" backsplash and white square undermount sink(s) (per plan)
- Birch recessed-panel cabinetry with partial overlay doors
- Elongated high-efficiency toilet **E** 
- Stainless fixtures with energy-efficient, low-flow faucets and shower head 
- Combination shower and tub

## Luxurious Master Suite

- Oversized room with barn door to master bath
- Wall outlet with switch
- Walk-in closet
- Carpet
- Ceiling fan with remote and overhead LED lighting on separate switch TV and internet jack; USB port
- Framed vanity mirrors, per plan, and built-in medicine cabinets
- Executive-height master bath vanity with granite countertop and 4" backsplash **E**
- White square undermount sinks **E**
- Birch cabinetry with recessed-panel, partial overlay doors
- Stainless fixtures with energy-efficient, low-flow faucets and shower head 
- Walk-in tile shower with rain head and wall-mount hand shower
- Elongated high efficiency toilet **E** 
- Exhaust fan 
- USB port

## Smart Features

- Video Door Bell for enhanced security
- WiFi light switches in kitchen and on coach lights for convenience
- USB-C outlets in kitchen, great room, master bedroom & hall bath for modern connectivity
- Smart Garage Door Opener for remote access
- Smart Thermostat with Room Sensors for smart climate control
- Media panel & Data/Internet ports for seamless connectivity



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).