

MANZANITA FEATURES SHEET

Custom Construction Features

- Solar electric system **E**
- Electric Vehicle-Capable Garage **E**
- High-efficiency tankless natural gas hot water heater **E★**
- Hot water recirculation pump with wireless on demand **E**
- Energy-efficient ventilated "cool" roof **E**
- High-efficiency LED interior and exterior lighting
- High-performance attic: all spray foam insulation; underside of roof deck R-30, exterior walls R-13, bedroom wall insulated when sharing family/ great room wall (plan specific) **E**
- High-efficiency variable speed gas forced air heating system with Z-Wave® thermostat and integral central air conditioning with SEER 16 condenser **E**
- 220V dryer outlet and gas stub at utility room
- Dual-zone climate control HVAC system (two story plans) High Efficiency
- Heat Recovery Ventilator **E**
- Vinyl dual pane windows and sliding glass doors; SunCoat® Low-E with Argon
- Smart Home components: remote access front door lock, security alarm, thermostat, garage door operator, two interior light and front door Video Doorbell **E**
- Holiday Light Package
- Complete security alarm system **E**
- Designer packages for flooring, cabinetry, countertops and interior paint ♦
- Two-tone interior paint
- Single-bowl undermount stainless steel sink in utility room **E**
- Spacious hallways with 3' wide entry door
- Dramatic 9' & 10' ceilings
- Decorative windowsills
- Full Shear Wall Construction
- 5 1/4" baseboards
- 3 1/4" door casing
- Elongated dual-flush toilets in all bathrooms **E★**
- Plush wall-to-wall carpeting ♦
- Ceramic and Porcelain floor tile ♦
- Painted or stained deluxe shaker door cabinetry with pulls; soft close doors and drawers, and trash pull out
- Custom window and patio door coverings
- Structured wiring hub w/ television and telephone network capabilities
- Ceiling fan in master bedroom; great room and loft (per plan)
- Secondary bedroom overhead lighting, prewired for future **E**
- ceiling fans **E**
- Finished 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
- Concrete trash and recycle pad LED Tread Stair Lights (on 2 story plans)

Gracious Living Areas

- Ceramic and Porcelain entry tile flooring ♦
- Masonite "Livingston" 8' high interior doors with satin nickel levers
- Interior laundry facilities with porcelain tile flooring and built-in cabinetry
- Painted box newel & rail with satin black iron balusters (per plan)
- Ample cabinetry including linen cabinets (per plan) **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

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 and patio LED lights with astronomical switch at entry and garage
- Illuminated address plaque
- Automatic garage door opener with battery backup and two transmitters
- Two conveniently located hose bibs
- Redwood good neighbor fencing with gate
- Front yard landscaping
- Fully automated programmable Wi-Fi irrigation controller **E★**

Spacious Family Bedrooms

- Wardrobe closets with Masonite "Livingston" doors
- Luxurious wall-to-wall carpeting and pad
- Prewire for cable/TV outlet ♦

Family Bathrooms

- Piedrafina countertops with rectangular under-mount sinks
- Premium Delta® fixtures **E★**
- Framed mirrors **E**
- Built-in medicine cabinet (per plan)
- Tub/shower with bypass sliding glass door enclosure **E**
- Decorator-selected porcelain tile flooring ♦

Luxurious Master Suite

- Walk-in closet with double-sided mirrored door
- Barn door at Master Bath
- Luxurious wall-to-wall carpeting and pad ♦
- Rectangular vitreous china ceramic under-counter vanity sinks
- Showers with free-standing Tub
- Premium Delta® fixtures **E★**
- Tiled shower floor pan ♦
- Framed vanity mirror **E**
- Private water closet with elongated ergo-height dual-flush toilet **E★**
- Solid surface Piedrafina countertops and shower surround
- Medicine cabinet (per plan)
- Prewire for telephone and cable/TV outlet
- USB Port Outlet

Gourmet Kitchen

- Quartz countertops with decorative full tile backsplash and waterfall island ♦ **E**
- Decorator-selected porcelain tile flooring ♦
- KitchenAid® smart commercial-style Gas Range with 6 burners **E**
- KitchenAid® single wall oven and wall microwave oven **E**
- KitchenAid® Dishwasher **E★**
- Zephyr professional-style wall hood
- Pre-plumbed for refrigerator ice maker
- Single-bowl undermount stainless steel sink with InSinkErator®
- Delta® pullout faucet with soap dispenser
- Under-cabinet LED lighting **E**
- USB port for convenient charging of devices **E**
- Cat 6 phone outlet



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).