

# SAGE FEATURES SHEET

## Elliott Advantage Custom Construction Features

### Energy Efficiency

Battery-ready solar electric system sized to achieve or exceed the 2022 T24 compliance size - up to 4.40kW **E**  
High-efficiency hybrid electric hot water heaters **E★**  
Energy-efficient ventilated "cool" roof **E**  
LED interior/exterior lighting  
High-performance attic insulation spray foam: R-30 roof deck, R-13 exterior walls **E**  
All-electric heat pump **E**  
Air balancing ducts in all bedrooms **E**  
Dual-zone climate control HVAC (two-story plans)  
Vinyl dual-pane windows & sliding glass doors  
Electric vehicle ready garage

### Smart Home Features

Smartcode™ Remote Access Lock on entry door **E**  
Smart thermostat and home network system **E**  
Holiday light package **E**  
Complete security alarm system **E**  
Wireless access point  
Smart garage door opener

### Interior Design

Designer packages for flooring, cabinetry, countertops, & paint **◆**  
9' ceilings on first and second floor  
Elongated toilets in all bathrooms **💧**  
Plush carpeting & laminate flooring **◆**  
Shaker door cabinetry with soft-close doors & drawers  
Custom window coverings  
Ceiling fan in great room **E**  
Secondary bedroom lighting, prewired for ceiling fans **E**  
Textured & painted interior garage with overhead lighting **E**  
8' high roll-up steel garage door with windows (per elevation)  
Decorative window sills  
Laundry cabinets

### Kitchen

Granite countertops with 6" backsplash, full at stove **E◆**  
LG 30" 5 Burner Electric Slide-In Range Cooktop and 30" over-range micro hood **E**  
LG Dishwasher **E★**  
Pre-plumbed for refrigerator ice maker  
Single-bowl undermount stainless steel sink with InSinkErator **E**  
Delta pullout faucet  
USB port for convenient charging of devices **E**  
Trash roll out

### Exterior Enhancements

Designer-coordinated exterior color and roof combinations  
Weatherproof electrical GFCI outlets at front and rear yards (per plan)  
Broom finish concrete driveway, walkway to entry  
8' insulated entry door **★**  
Illuminated address plaque  
Automatic garage door opener with battery backup and two transmitters  
Two conveniently located hose bibs  
Redwood fencing with gate  
All exterior lighting on Astro-Switches  
Full sheer wall construction

### Family Bedrooms

Wardrobe closets with 2-panel doors  
Luxurious wall-to-wall carpeting and pad **◆**  
Media Port (1 Cat-6 & 1 RG-6)

### Family Bathrooms

Cultured marble countertops with integral sinks  
Cultured marble tub/shower surrounds  
Premium Delta fixtures **E💧**  
Full-width vanity mirrors (Per Plan) **E**  
Built-in medicine cabinet (Per Plan)

### Master Suite

Walk-in closet with double-sided mirrored door **E**  
Luxurious wall-to-wall carpeting and pad **◆**  
Premium Delta fixtures **E💧**  
Private water closet with elongated ergo height toilet **E💧**  
Cultured marble countertops with integral sinks  
Cultured marble tub/shower surrounds  
Medicine cabinet (per plan)  
Media Port (1 Cat-6 & 1 RG-6)  
USB port outlet in bedroom and master bath  
Aging in Place ready bathroom (Plan 2280 Only, Bathroom 3)  
Backing for future grab bar in shower and water closet

### Gracious Living Areas

2-panel interior doors with chrome lever handles  
Interior laundry facilities  
Linen cabinets (per plan) **E**

**◆** Professional Interior Design by Studio II

**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).