



## BLUE SKY RANCH- AMENITIES LIST

<b>Air Conditioning:</b>	A high efficiency HVAC System and whole house fan.	
<b>Appliances:</b>	Brand:	Fisher & Paykel & GE Monogram Refrigerator/Freezer
	Standard Finish:	Stainless Steel
	Cooktop:	36" Gas range top - CPV3-366-N
	Oven/Microwave:	30" - OB30SPPTX1 & OM30NPX1
	DW	Double dishwasher - DD24DV2T9 N
	Hood:	36" Pro style vent hood - ES36_UB
	Disposal:	I.S.E. Badger 1 – 1/2 hp
	Refrigerator/Freezer:	48" Monogram Refrigerator side by side Refer and Freezer w/ice dispenser - ZISS480DNSS
<b>Cabinets:</b>	Kitchen:	Thermafoil door style "Shaker" pre-finish color In White, drawer guides and concealed euro-style soft close hinges with Chrome nickel bar pulls and drawer guides.
	Island	Same as above
	Master Bath:	Same style and finish as Kitchen
	Secondary. Baths:	Same style and finish as Kitchen.
	Linens:	Same style and finish as Kitchen with wood tops.
	Pantry:	Fixed painted shelves
	Laundry:	Same as Kitchen/uppers per plan
<b>Ceramic Tile:</b>	Master Shower Walls:	9' AFF Ceiling / Lath and scratch by DC Daltile Color Wheel Artic White 4x16 090- 50% staggered set. Shampoo niche
	Master Shower Floor:	Daltile Matte Mosaic 090 Arctic White - Choice of Hexagon, Lattice or Herringbone style.
	Secondary tub/shower Walls:	8' AFF - Dal Tile Daltile Color Wheel Artic White 3 x 6 - 0190. Set horizontally stacked.
	Secondary Shower Floor:	Daltile Matte Mosaic 090 Arctic White - Choice of Hexagon, Lattice or Herringbone style.

<b>Countertops:</b>	Kitchen:	ProStorm – 1 ½” square edge detail - Deck only  Backsplash Daltile White 4 x 16 090 Color Wheel Arctic White, 50% staggered subway set, full height
	Fireplace Face surround and top of Hearth:	Quartz Pro Storm – 2cm polished edge
	Mstr Bath Countertops,	Quartz - Choice of Slate Grey or Linen - 1 ½” square edge detail, with 6” splash
	Powder Room	Quartz - ProStorm – 1 ½” square edge detail - 6” backsplash
	Secondary Baths:	Quartz - Choice of Slate Grey or Linen - 1 ½” square edge detail, with 4” splash
	Laundry:	Quartz - Choice of Slate Grey or Linen - 1 ½” square edge detail, with 4” splash
	Laundry:	Slate Grey (or equal)- flat polished edge detail with 4” Backsplash
<b>Drywall:</b>	Drywall:	5/8” drywall on ceiling & ½” on walls
	Ceilings:	Light Knockdown
	Walls:	Orange peel
	Corners:	Bullnose (square @ windows and bi-pass closets)
	Garages:	Finished complete w/ square corners (will be painted)
<b>Electrical:</b>	Finish:	White
	Receptacles/Switches:	Decora Rocker Style
	Chimes:	Nutone
	ASHRAE Fans	Nutone
	Recessed can lights:	6” LED
	Surface Mount	Closets and Exterior fixtures
	Undercounter lights	LED
	Bedrooms:	Ceiling outlet only for Ceiling Fans & Lite Kits
	Laundry Room:	Per Plans
	Ceiling Fans:	Master and Family Room fans with light kits
Attic	Per local jurisdiction	
Additional Outlets	Per Plans (Landscape, Future EV, Solar, etc...)	
Doorbell	Finish to match entry door hardware	
<b>Electrical Fixtures:</b>	Recessed Can Lights	6” LED
	Closets	Surface mount LED
	Exterior	Coach Lights per plans
	Garage	4’ Fluorescent wrap
<b>Fencing:</b>		3 rail white vinyl along property frontage only
		Wrought iron entry gates per plan

**Finish Carpentry:**

**Base, Casing, Mantels, Molding, Shelving, Window Aprons & Sills**

Base: 4 1/2" Round Edge MDF Paint Grade  
Casing: 2 1/4" 2 Round Edge MDF Paint Grade

Stool and Apron: Paint grade on the bottom of each low window opening  
(except in secondary bedrooms, wet and high areas)  
Pantry Five shelves @ 16" oc  
Mantel MDF Box mantel @ fireplace

**Doors:**

Front: Fiberglass paint grade door per elevations elevations  
Interior: Two Panel smooth Hollow core throughout  
Garage to House: Fire Rated - Two panel smooth  
Exterior: Garage Out Door: Fiberglass - Flush Panel smooth SGD  
White by others

**Hardware:**

Brand: Kwikset – Ladera Entry handle with Amador lever  
Entry Door: Split Finish / Chrome handle set and hinges  
Interior Doors: Chrome Kwikset Halifax levers with privacy locks at  
Master Bedroom & Bath, Secondary Baths. All Hinges  
are Paint Grade.  
Garage out Door: Chrome Nickel lever with deadbolt  
Towel Bars: Moen "Mason" with Chrome finish.  
Toilet Paper Holder: Moen "Mason" with Chrome finish.  
Medicine Cabinets: Zaca Frameless, (1) 36" in Master Bath, (2) 36" in  
Secondary bathrooms

**Closets:**

Master Closet to have Double Shelf and Pole on main  
wall, single shelf and pole on the short walls.  
Secondary Bedroom. Shelf & Pole: Painted 3/4" Particle  
Board shelf with single wood pole.

**Fireplace:** Family Room: Per Plans with log set, direct vent, surround to match  
quartz in kitchen.

**Fire Sprinklers:** Whole house sprinkler systems with white flat concealed  
heads in living areas semi concealed @ Garage and  
Laundry. Trade to verify water pressure and design  
accordingly

**Flooring**

**Carpet:** Shaw Venture - Choice of Solid Concrete or Tonal  
Stepping Stone color over 1/2" 6lb rebond.  
At Great Room, Master Bedroom  
including walk in closet, Bed 2, 3 and 4 including closets

**Hard Surface:** Luxury Vinyl Plank Provenza - Concorde Oak - Choice of London Fog or Willow Wisp colors  
At Entry, Powder Room, Hall, Kitchen, Nook, Master Bath, Bath 2 and 3, Laundry Room

**Garage Door:** Door: 16'x 8' Sectional door to match exterior elevations.  
Openers: Liftmaster Opener Model 8550 belt drive with 2 button remotes.

**Gutters/Downspouts:** Aluminum 5" ogee gutter in factory colors to blend with fascia color on the horizontal, color to blend with stucco on the vertical downspouts. Tied into area drains

**HVAC:** High Efficient Gas Furnace located in the Attic, A/C unit per T24. Programmable thermostat.

**Low Voltage:** Central Connection Center (located in Master Bedroom Closet)  
Structured Wiring for Phone in Kitchen and Master Bedroom  
Structured Wiring for Data in Kitchen, Great room and all Bedrooms  
CATV in each Bedroom and Family Room  
Plasma TV prep in Family Room and Master Bedroom  
Solar panel prewire  
See Security for specs

**Stone Veneer:** Per Plans and Color Schemes

**Mirrors:** Master Bath/Powder with frames (Larson Juhl Group C) / Secondary Baths  
Frameless w/polished edge

**Paint:**

Walls:	White Shadow - Flat
Ceilings	White Shadow - Flat
Interior Doors/Baseboard	Gloss
Closet Shelving	Enamel
K&B's, Laundry	Semi Gloss
Garage	Painted complete in White Shadow - Flat
Exterior	Per Color Schemes

**Plumbing:**

Water Heater: .97 UEF Tankless water heater system with on-demand recirculation system per T-24  
Gas Outlets: Laundry Room and BBQ stub @ rear of house  
Hose Bibs: Per Architectural Plans

**Kitchen:** Sinks: Undermount Stainless Single Compartment  
Faucet: Moen Align # 5923 Spring Style Hi-Arc Pull Down

**Master Bath:** Lavatory (2): Western 188 Square Undermount or similar  
Faucet: Moen Brantford 8" Widespread 3 Hole Faucet or Similar

Tub: Mirabella Freestanding Acrylic Soaking Tub  
"HIBISCUS" 66" SOAKING TUB  
Tub Faucet: Moen Brantford Chrome  
Shower Faucet: Chrome head  
Toilet: 1.28 gallon elongated

**Secondary Baths:**

Lavatory: Western 188 Square Undermount or similar  
Faucet: Moen Brantford 4" spread Faucet  
or similar  
Tub/Shower Faucet: Sterling 710 411110 w/ Brantford trim  
Toilet: 1.28 gallon elongated basin

**Laundry Room:**

Recessed washer box  
Sink: Top Set Hi-Gloss White Cast Acrylic  
Faucet: Stainless single lever pull out

**Roofing:**

Roof material and color per color schemes

**Security System:**

Wireless Security System Prewire for Keypads at  
Garage and Master Bedroom. Wireless home  
automation system, one keypad at garage entry Door  
and master bedroom. Infrared sensors and sensor  
contacts all door openings and all windows. 2 wireless  
pet immune motion detectors. Programming and demo  
to homeowner. Monitoring not included.

**Shower and tub enclosures:**

3/8" Clear glass door, frameless with Chrome trim  
and hardware in Master and Secondary Bathroom  
showers.

1/4" Clear glass, sliders set on tub, shower with door, trim  
Chrome in Secondary bathrooms

**Solar PV System:**

A Roof rack mounted Solar PV system.

**Windows & Sliders:**

White Alpine Series 70 Vinyl Frames with  
frames, dual glazed, ultra Low E Glass.  
Windows with bug screens on operable windows  
and mullions per elevations.

NOTE: Due to the availability of materials and other factors, Builder reserves the right to change or alter the amenities of the home