

# GRAND RESERVE

## EXCEPTIONAL LUXURY FEATURES

### ELEGANTLY APPOINTED INTERIORS:

- Pre-Finished Hardwood Flooring in Foyer and Gallery, and Great Room [per plan]
- Pre-Finished Hardwood Flooring in Kitchen & Breakfast Room
- Ceramic Tile Flooring in Laundry Room and All Baths
- Wall-to-Wall Carpeting at Remaining Areas
- 2-Coats Latex Paint on Interior Walls, 2<sup>nd</sup> Coat Rolled
- \$1,000 Light Fixture Allowance
- White Switch and Receptacle Plates
- Decora Rocker Switches
- 2-Panel Arch Top Doors throughout
- Satin Nickel Levered Door Hardware
- 42" Direct Vent Gas Fireplace with Wood Mantle and Marble Surround and Hearth
- 9 ft. High Ceilings – 1<sup>st</sup> Floor, Minimum
- 11' High Ceilings in Great Room, Kitchen, and Breakfast Room [per plan]
- 5-1/4" Base Moldings
- 3-1/4" Door Casing throughout
- Custom Crafted Oversized Stair Parts

### CONVENIENCE AND QUALITY:

- First Floor Laundry Room with Electric Dryer Hookup – recessed wall pack
- Low Voltage Package – includes 2 Smart TV Jacks, 2 TV or Phones, Security System, Smart Garage Door Opener, and Doorbell Camera
- Tight Mesh Wire Shelving in Kitchen Pantry and Free Slide in Closets
- Pex Water Supply System
- Dimensional Lumber Floor Joists
- Premium Grade Framing Lumber
- PVC Trim at Areas Touching Concrete (garage dr jamb)
- 8'-10" High Tall Pour Reinforced Concrete Foundation Walls
- 10 Year Limited Warranty Foundation Waterproofing
- Termite Pre-treatment
- Under Slab Hydrostatic Relief system with Sump Pump Pit

### EXTERIOR APPOINTMENTS:

- (2) Outside Frost Proof Hose Outlets
- Extra Thick .044 Vinyl Siding with Manufacturers Warranty (siding to grade on walk-out lots)
- Exposed Aggregate Concrete Front Porch, Private Walk, and Driveway
- 3-Weatherproof Outside Electric Outlets
- Insulated Exterior Doors with Deadbolts
- 2 & 3 Car Garages – per plan
- Carriage Style Garage Door with Glass Inserts
- Garage Door Opener with (2) Transmitters
- Front Entry Door and Side Light, Transoms [per plan]
- Pre-Finished Enclosed Soffit & Fascia System
- Decorative Half-Round, Arched Top or Transom Windows as shown per plan
- "Jeld Wen" Desert Sand Vinyl Windows
- Low Maintenance Pre-finished Aluminum Gutters & Downspouts, 5" Gutters with 2x3 downspouts
- 30-Year Architectural Grade Roof Shingles with Full Felt
- Air Space Grills in All Front Facing Windows



*See Sales Manager for Optional items available with each Hardesty Home.*

Luxury Features are subject to change without notice. Hardesty Homes reserves the right to substitute materials of comparable quality and value.

# GRAND RESERVE

## EXCEPTIONAL LUXURY FEATURES

### DESIGNER KITCHEN:

- Pre-Finished Hardwood Flooring in Kitchen & Breakfast Room
- 42" Tall Wall Cabinetry in Maple
- Dovetail Drawers with soft close
- Cabinet Glazing available at no additional charge
- 3cm Granite Countertops at Kitchen in Choice of Colors with 6 Standard Edge Profiles to choose from
- Stainless Steel Undermount Kitchen Sink
- GE Microwave with Venting to Exterior
- GE 30" Electric Smooth Glass Free Standing Range
- GE Energy Star Built in Dishwasher
- Insinkerator 1/3 horsepower Disposal
- Icemaker Water Supply Line to Refrigerator Space
- Moen Pull-out Spray Faucet
- Tight Mesh Wire Shelving in Kitchen Pantry

### MASTER SUITE AND BATH APPOINTMENTS:

- Cultured Marble Soaking Tub in Master Bath
- Culture Marble Shower Base and Walls at Master Bath with ¼" Semi-Frameless Swing Door with Framed In-line Panel, with increased height to 84"
- 5' Steel Tub with Cultured Marble Walls at Secondary Baths
- Pressure Balance Shower Mixing Valves
- 8" Widespread Brushed Nickel Faucets in Master Bath And Powder Room
- 4" Center set Brushed Nickel Faucets at Secondary Baths
- Brushed Nickel Bath Accessories
- Choice of Maple Vanity Cabinets
- His & Hers Master Bath Sinks
- Cultured Marble Vanity Tops with Integral Bowl
- Elongated Toilets in all Baths
- 42" High Plate Glass Mirrors in all Baths

### SAFE AND EFFICIENT LIVING:

- R-38 Fiberglass Ceiling Insulation
- R-13 Wall Insulation
- Exterior House-wrap for Improved Weather Protection and Energy Efficiency
- Vinyl Windows and Vinyl Patio Doors with Low E Glass (Grilles between glass at front elevations)
- 80% Efficiency Gas Forced Air furnace with Electronic Ignition
- 13-SEER Air Conditioning
- Time Controlled Thermostat
- (1) 50 Gallon Energy Efficient Gas Hot Water Heater
- 200 amp Electrical Service
- Hardwired Interconnected Smoke Detectors with Battery Backup on Each Level and in All Bedrooms
- Carbon Monoxide Detectors on Each Level
- Security System
- Doorbell Camera and Smart Garage Door Opener that Connects to Your Smartphone

### WE BACK WHAT WE BUILD:

- Work Order Presentation Meeting Prior to Construction
- Pre-Drywall/Electrical Walk-through
- Detailed Homeowner walk-through Meeting before Closing
- 60-Day after Closing Checkpoint
- 11-Month after Closing Checkpoint

### COMMUNITY AMENITIES:

- Professional Landscape Package
- Individual Lawn Sprinkler System
- Fully Sodded Home Sites
- Designer Wrought-Iron Mailbox Installed

