

# STANDARD FEATURES



## PRINCETON *Classic* HOMES

### Luxury Interior Features

- Ceramic Tile in all Wet Areas
- Contemporary design with volume ceilings, elegant arches, art niches & rounded corners (per plan)
- Ceiling Fans included in Master bedroom & Family Room
- Minimum 9' ceilings on 1st floors (on 1-stories, most rooms are vaulted to 10') - varies per plan
- 3/8" rebond carpet pad for superior comfort and quality
- A wide selection of designer carpet.
- Five-panel interior doors
- Custom lighting package throughout
- Chrome plumbing fixtures
- Choice of paint color for walls and trim
- Separate garden tub and shower with tile surround at Master bath
- 36" Shaver height dual vanity cabinet with Granite counter in Master
- Cultured Marble in Hall Baths
- Pedestal sink in Powder bath
- Master closet with wood shelving
- 3 1/2" Colonial Baseboards
- Privacy locks on all baths
- Rocker Switches

### Exterior Design Features

- Stone DGLFN fronts per plan and elevation
- Satin Nickel entry handle set
- 100 sq. ft. broom finished patio
- 6' privacy fence with 1 gate surrounding backyard
- Divided lite windows on the front of all homes
- Fully finished garage with texture, paint and trim
- Landscaping to include 2 trees and shrub package
- Irrigation in front yard and back yard
- Sculpture Stone Address Block

### Kitchen Features

- 36" Maple Flat Panel cabinetry with hidden hinges, adjustable shelves
- 30" Gas 4-burner range (Stainless Steel) and over the range microwave exhausted to the outside
- Energy efficient dishwasher (Stainless Steel)
- Granite counters in Kitchen with 8" undermount Stainless Steel sink with faucet
- Ceramic Tile Backsplash
- High capacity 1/2 HP food disposal unit
- Recessed lighting in Kitchen and
- Elite Dual Stage Drinking Water System

### Energy Efficiency Features

- R-13 insulation in exterior walls, R-22 insulation at sloped ceiling areas and R-38 blown insulation above flat ceilings. Plus... polyurethane spray foam sealant around base plates and polysal around doors and windows to reduce air infiltration
- Energy efficient 14 SEER HVAC system with 10 year parts limited warranty (sized per plan)
- Heat reflecting R-6 Mylar coated HVAC ducts
- Digital programmable thermostat
- 50 gallon high efficiency, quick recovery water heater or (2) 40 gallon water heaters with 3 or more baths
- Pressure Balancing (anti-scalding valves)
- Vinyl Double-paned insulated windows with Cardinal's LoE<sup>3</sup>-366® glass
- Durable fiberglass insulated front door
- Air hawk, ridge vent and perforated soffit venting to maximize attic ventilation

### Construction Features

- Engineered post tension foundation designed for your community and specific home
- Brick available on all homes
- Pre-wiring for garage door opener
- 3/4" OSB subfloor; 2nd floor secured with glue & screws
- Fiber-cement lap siding
- Pex water distribution system with limited concealed connections to minimize leak hazards
- Insulated water pipes on exterior walls
- 25 year 3-tab roof shingles
- 2 exterior hose bibs (location per plan)
- 3 exterior electrical outlets (location per plan)
- Bora-Care Treatment to protect your home with Free one-time Pest Prevention and Mosquito Abatement service.
- Block and Pre-wire for ceiling fans in all bedrooms
- Pre-plumb for water softener

### Security Features

- Privacy deadbolts on front and rear entry doors
- Smoke detectors in all bedrooms and other critical locations (per code)
- Carbon monoxide detectors outside all sleeping areas
- Exterior lighting at entry, garage front, and patio

  
55's  
**ELKHORN RIDGE**  
AT FAIR OAKS RANCH

*Luxury*  
WITHIN REACH

In a continuing effort to improve the home we build, Princeton Classic Homes reserves the right to change prices, plans and specifications without notice. All square footages and dimensions are approximate. Renderings are artist renditions and may vary from plan. 03/30/21

