



# River Ranch Estates

Heritage Collection

## Included Features

[FirstAmericaHomes.com](https://www.FirstAmericaHomes.com)



Prices, features, square footages, amenities, incentives and availability are subject to change without notice. \*Features may change when combined with options and may be substituted due to floorplan or elevation layout. See sales representative for more information. ©The Signorelli Company.

### Exterior

- Beautifully designed elevations (upgrades available)
- Front and side elevation masonry to first floorplate (per plan)
- 8' Classic 3-til Mahogany front door in SW Brown Stain
- Third-car garage with pre-wire for automatic opener
- 6:12 Roof pitch (per plan)
- 30-year weatherwood architectural shingles
- Energy-efficient vinyl windows with LoE366 glass, tilt sash for easy cleaning and double locks
- Cementitious fiber cement siding, fascia, soffit and trim
- Insulated raised-panel fiberglass entry door
- Steel garage door with pre-wire for automatic opener
- 10'x10' broom finished concrete rear patio\*
- 3' broom finished privacy walk from driveway to entry
- Custom address block
- Choice of Sherwin Williams designer paint
- True dual coat exterior paint

### Interior

- Soaring ceiling heights in primary living areas and owner suite (per plan)
- Raised panel interior doors with decorative casing
- Stainless finish door hardware
- Textured wall and ceiling finishes
- Decorative baseboards throughout home
- Ceiling fan with light kit at family and owner suite
- Rounded sheetrock corners at impact areas
- Choice of designer interior wall paint
- Wood shelving and hanging rods in closets
- Clothes rod and shelf at utility room
- RG6 prewire at family, owner bedroom and study (per plan)
- CAT6 prewire at family, kitchen and owner bedroom

### Kitchen

- Flat-panel kitchen cabinets with 42" upper cabinets with decorative crown molding
- Frigidaire slide in gas range, dishwasher and space saver microwave
- 4 designer LED disk lights
- Square-edge granite kitchen countertops and ceramic tile backsplash
- 50/50 stainless steel dual bowl undermount sink with garbage disposal
- Chrome single-lever Delta faucet with vegetable spray
- Insulated glass panel door at rear entry

### Customer Service

- Ten-year structural warranty
- Pre-start, pre-sheetrock and pre-move-in orientation meeting with construction manager

### Engineering & Safety

- Guardian certified (visit: [www.guardiancertifiedhome.com](http://www.guardiancertifiedhome.com))

- Professionally engineered and designed post-tension foundations
- Professionally engineered framing design
- Third-party inspections throughout construction
- LP Top Notch Premium Subfloor
- Pressure treated sole plate
- Front and rear coach lights\*
- Interconnected smoke detectors with battery back-up in bedrooms and halls
- PEX water distribution system with main water shut-off
- Copper interior wiring
- GFCI exterior outlets with protective housing
- Electric washer/dryer connections
- Security system pre-wire for motion detector, keypad and interior siren
- Deadbolt locks on exterior doors

### Baths

- Round water saver commodes
- Bath cabinetry will match kitchen selection
- Square-edge granite countertops and white porcelain drop-in sink
- Choice of ceramic tile shower surround at all baths
- Chrome bath faucets, paper holder and shower trim
- Separate tub and shower in owner suite with dual vanities

### Flooring

- Luxury vinyl plank flooring in first floor main living areas and all standard wet areas per plan (entry, kitchen, all baths and utility room)
- Choice of Shaw carpet over 3/8" pad

### Energy Efficiency

- National energy code - third-party verified
- 15 SEER Rated Lennox HVAC system with environmentally friendly 410A refrigerant
- Honeywell Dehumidifier System
- R38 Blown Insulation with Superior Air Sealing
- Multi-stage Mechanical and Energy Performance testing
- Fresh air intake system and Honeywell media filter
- Gas-fired Rheem water heater
- Ridge vent, soffit vent and air hawk attic ventilation
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Honeywell WIFI-enabled programmable thermostat
- Exhaust vent fans at baths and utility room

### Landscaping

- Two 15-gallon shrubs, twenty 5-gallon shrubs and twenty-five 1-gallon shrubs in front yard
- Two 4" oak trees
- Fully sodded front and side yards to fence
- 24" of sod at foundation on sides and rear of home

\_\_\_\_\_ Buyer Initial