



**UPLAND
MEADOWS**

Features & Amenities

EXTERIOR

- Hardie Craftsman combination Hardy cement composite siding and wall cladding
- Dual Pane, low "E", argon-filled vinyl windows and sliding glass doors
- Two car garage
- Architectural grade roof—25 year composite shingles
- Front yard landscaping with irrigation
- Irrigation T to tie in additional landscaping in side-yard or backyard
- Two hose bibs – one front and one back
- Two electrical outlets – one front and one back
- Dedicated freezer outlet in garage
- Craftsman exterior lighting package
- Concrete driveways and porches
- Raised panel insulated doors
- Technology package including box for future smart panel
- Garage door openers / wireless keypad

INTERIOR

- 9' ceiling main floor of 2-story home
- Vaulted ceiling in the great room and coffered ceiling in primary bedroom (plan-specific)
- High efficiency insulation: R21 walls, R30 underfloor, R49 ceilings
- Air conditioning
- 94% high efficiency forced air gas furnace
- Quick recovery electric water heater
- Electric fireplace with mantel
- Wood laminate flooring in kitchen, dining-room, entryway, bathrooms and laundry room
- Engineered flooring joist technology
- Center kitchen island with sink, and dishwasher
- Quartz countertops and backsplash throughout the home
- Designer Moen pull-out kitchen faucet with a lifetime warranty
- Stainless steel Energy Star appliance package including: gas five burner convection "Air Fry" technology range oven, dishwasher, vented microwave, and garbage disposal
- Waterline for refrigerator ice maker
- Shaker style cabinetry with soft close drawers
- Wood shelving throughout the home
- Craftsman crown molding on upper cabinets
- Surface mount LED lighting

- Carpet in great room and bedrooms with 8lb pad
- Kwikset door knobs and hardware
- Builder's warranty with customer care
- Elongated comfort height toilet in bathroom(s)

POPULAR UPGRADE OPTIONS

- Covered patio
- Upgraded exterior front door or interior doors
- Interior wall insulation
- Additional concrete for RV pad
- Additional wood laminate flooring
- Interior lever door handles
- Garage insulation package
- 3rd car garage (plan and site specific)
- Garage door – glass options
- Shiplap surround added to Fireplace
- Free standing soaking tub (plan specific)
- Full height kitchen backsplash and
- Under cabinet lighting in the kitchen
- Farmhouse style sink in kitchen
- Island with stainless steel slide-in range oven and stainless steel hood fan (plan specific)
- Tile showers
- Additional surface mount LED lighting
- Laundry cabinet with tile top and utility sink (plan specific)
- Upper cabinets in utility room
- Glass double doors for 3rd bedroom / den (plan specific)
- Ceiling fan(s)
- Whole house blinds
- Backyard landscaping and/or fencing
- Gas stub for dryer or outdoor BBQ
- Stone column(s) and/or front-facing garage wing walls (plan specific)
- Bathrooms – Black or Satin Nickel fixtures, accessories, and faucets
- Appliances: refrigerator, washer and dryer

MonteVista
HOMES

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