



MONTEVALLO

BASE FEATURES

IN-HOUSE WARRANTY PROGRAM

We go above industry standard with a 1-2-10 year warranty managed by our own staff of experienced professionals.

ENERGY PLUS CERTIFIED

3rd party HERS ratings, reflective radiant barrier roof sheathing to reflect summer heat, programmable thermostats, and more!

MODERN HOME ADVANTAGE

Built-in security systems, smart TV boxes, Kwikset smart locks, multiple WiFi access points, structured wiring panels, and more!

KITCHEN FEATURES

- Frigidaire Black Appliance Package Includes Smooth Top Range, Over-The-Range Microwave and Dishwasher
- Moen Spot Resistant Kitchen Sink Faucet with Pull Down Sprayer
- 8" Deep Double Bowl Stainless Steel Undermount Sink
- 3cm Granite Countertops
- Recessed Icemaker Water Line Connection
- Integrity Flat Panel Kitchen Cabinets with Knobs & Pulls - Paint and Stain Finishes Available
- 36" Wall Cabinets
- Soft Close Doors
- Vinyl Flooring by Shaw Floors

BATHROOM FEATURES

- Integrity Flat Panel Cabinets with Knobs & Pulls in Full Baths
- Double Vanity in Primary Bath
- 2cm Quartz Countertop in Full Baths
- Garden Tub & Separate Shower with Chrome Framed Glass Door in Primary Bath (per plan)
- Ceramic Tile Bullnose around Tubs & Showers (per plan)
- Full-View Plate Glass Mirrors over Vanities
- Oval Mirror in Powder Room
- Moen Brantford Plumbing Fixtures in a Chrome Finish
- Chrome Bathroom Accessories
- Gerber Banner Raised and Elongated ADA Approved Toilet in Primary Bath
- Gerber Banner Elongated Bowl Toilets in Secondary Baths
- Pedestal Sink in Powder Room
- Vinyl Flooring by Shaw Floors in Primary Bath, Secondary Full Baths, and Powder Room

INTERIOR FEATURES

- 9' Ceilings on First Floor with Smooth Finish on all Ceilings
- Tray Ceiling in Primary Suite (per plan)
- Sherwin Williams Low VOC Wall Paint in One Whole House Paint Color with Matching Ceilings
- All Trim Painted with Sherwin Williams Extra White Semi-Gloss
- Two Panel Interior Doors with Kwikset Brushed Nickel Knobs and Hinges
- Interior Trim Package Consists of all Pine Material, no builder grade MDF components are used:
 - 4 1/4" Baseboards
 - 2 1/4" Casing on all Doors + Windows
 - All Windows Include Wooden Jambs
 - Kneewall on First Floor Staircase
- Floor Coverings by Shaw Floors
 - Shaw Floors Optimum Plus 100% Waterproof LVP in
 - Foyer
 - Shaw Floors Vinyl in
 - Kitchen / Dining Area
 - Powder Room
 - Primary Bath
 - Secondary Baths
 - Laundry Room
 - Shaw Floors Graceful Finesse Carpet with 6lb Pad in
 - Great Room
 - Formal Dining Room
 - All Bedrooms
 - 2nd Floor Hallways/Loft
 - Stairs
- 12" deep Ventilated Closet Shelving System with Slide in all Bedrooms
- 4 Rows of 16" deep Ventilated Shelving in all Linen and Pantry Closets

- Decorative Lighting Package by Generation Lighting includes Brushed Nickel Finish
- All Bedrooms/Lofts/Rear Covered Porch Prewired for Future Ceiling Fan Install
- Great Room and Primary Suite include a Brushed Nickel Designer Ceiling Fan with Light Kit
- Smoke Detectors in all Bedrooms
- One Combination Smoke and Carbon Monoxide Detector Located on Each Floor
- Security System with Touchscreen Smart Compatible Keypad, One Interior Motion Detector and Wireless Sensors on all Exterior Doors
- Smart TV Box with Conduit to Equipment Location in Great Room
- Cat6 Outlets in Select Locations
- WIFI Access Points Prewired in 2 Locations in Every Home to Extend Strong WIFI Connections Throughout
- Structured Wiring Panel Installed in Primary Bedroom Closet with Conduit to the Exterior of the Home to Support Fiber Optic Installation



EXTERIOR FEATURES

- Fully Engineered Foundation
- Mastic Ovation Vinyl Siding with 5" profile and Rustic Cedar Texture
- 12" Roof Overhangs on all Sides with Vinyl Ventilated Soffits
- 30 year Architectural Shingles over Synthetic Roof Underlayment
- Vinyl, Single Hung, Insulated Tilt Windows with Integrated Window Grills on all Windows & Screens for all Operable Windows
- Jeld-Wen 6-Panel Front Door
- Seamless Gutters on all First Floor Roof Locations
- All Exterior Door Thresholds with Solid Brick Support
- Garages Fully Sheetrocked
- Insulated Garage Doors with WIFI Connectable Garage Door Opener with Remote Openers and Exterior Keypad
- Professional Landscaping Package Includes Sod in Front Yard
- Concrete Driveway and Front Walk
- Electrical Receptacles at Front and Rear
- 2 Exterior Frostproof Hose Bibs on Opposite Front/Rear Corners of Home

CUSTOMER CARE

- Our Design Studio Offers Upgraded Packages and Options (Option availability is dependent on stage of construction)
- Pre-Construction and Pre-Drywall Conferences with Buyer (dependent on stage of construction at time of contract)
- New Home Closing Orientation with your Project Manager
- Comprehensive Quality Assurance Program which includes 3rd Party Inspections

ENERGY SAVINGS

- Energy Efficient 15 Seer Electric Heat Pump with Emergency Heat Function in Extreme Cold
- LP TechShield Radiant Barrier Roof Sheathing Helps Reflect Summer Heat Back from the Roof
- Energy Plus Tested and Certified Homes, Independently Tested
- HERS Rating Independent 3rd Party Inspected and Rated
- Efficient Professionally Engineered Insulation System Includes Composite R-Values of R-38 in Ceilings and R-15 in Walls
- Energy Efficient 50 Gallon Electric Water Heater
- Programmable Smart Thermostats

IN-HOUSE WARRANTY

- Managed with our Own Staff of Experienced Professionals, You will be Provided with Full Program Outline at the Time of Contract
 - 1 Year Builder Warranty
 - 2 Year Distribution Systems Warranty
 - 10 Structural Warranty
- On-Line Warranty Claim Submission Available (phone calls are always an option)
- Claims will be Responded to within 24 Hours
- Emergency After Hours Service Available
- Most Claims Completed within 7 Business Days

PROUDLY
PARTNERING WITH
BRANDS YOU TRUST



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Photos, Options,
Virtual Tours & More