

Exclusive Community

- Located in the master planned lakeside village community of Fulton Ranch
- Gated neighborhood
- Walking path to the "Promenade at Fulton Ranch" Shopping Center, which features men's/women's salon & spas, fashion, home décor, and upscale restaurants
- Walking paths to community lakes and water features
- Club Cachet Recreation Center. Clubhouse features a fireplace, Kitchen & Dining Area, Activity Area including: pool table, big screen TV/DVD player. Separate state-of-the-art fitness center.
- Community pool & spa with barbeque and ramada
- Volleyball Court
- Maintained common area landscaping

Distinctive Interiors

- 13" x 13" Ceramic tile flooring at 1st floor entry, kitchen, nook & powder (per plan), laundry, bath 2, master water closet & master bath (except in the Villa Four)
- Spacious walk-in closets in master bedroom with built-in shelving
- Designer lighting fixtures and recessed cans throughout
- Choice of 2, 4 or 6 panel interior doors with Schlage's "Dexter" Series chrome lever hardware
- Plush carpet over 3/8" pad
- Cabinets over washer and dryer
- Lite hand troweled walls with softly rounded corners
- Oversized baseboards and casing

Gourmet Kitchens

- Granite slab countertops in eight color choices and three edge choices with 4" slab backsplash
- Maple recessed panel cabinets with 36" upper cabinets in choice of 3 stain finishes
- Sturdy garbage disposal
- American Standard white Americast sink with pullout polished chrome faucet

GE Appliance Package:

Black 30" Self Cleaning Electric Range w/ceramic top
Black Tall Tub Dishwasher
Black Spacemaker Sensor Microwave Oven (hood)



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Luxurious Baths

- Clear glass and chrome shower enclosure in master bath
- Dual vanities in master baths
- White-on-white cultured marble at vanities, integral tubs, and shower surrounds in all baths
- Water saving toilets with elongated bowls
- 36" tall base cabinets in all baths
- Delta widespread chrome faucets
- Recessed medicine cabinets with mirrored doors
- Stylish pedestal sink in powder room (per plan)

Energy Saving Features

- Tyvek™ house wrap
- Energy Star certified
- High efficient gas heating and 13-SEER electric cooling
- Digital thermostat
- Vinyl frame dual pane windows with Low-E glass
- 50 gallon gas water heater
- Gas line to range and clothes dryer
- 2" x 6" exterior walls with R-19 batt insulation and R-30 ceiling insulation
- Pre-plumbed water line for reverse osmosis & soft water loop

Mechanical Features

- Structured wiring system including telephone (in kitchen, den & all bedrooms) and cable (in great room, den & all bedrooms)
- Automatic garage door opener
- Ceiling fan outlets in Family Room, all Bedrooms/Dens
- Post tension foundation system
- 2-ply 40 lb. roof underlayment

Reassuring Security Features

- Attached garage with direct access into the home
- Alarm system prewire
- Fire sprinkler system and smoke detectors throughout
- Monitored Fire Alarm system
- Electronic main entry gate into community

Handsome Exteriors

- Desert inspired exterior color palettes with varied paint & stone applications in a Ranch Hacienda theme
- Unique driveways with varied scoring pattern & grey salt finish
- Generous covered patios and balconies (per plan)
- 8' Therma-Tru entry door with Schlage's "Dexter" lever style hardware
- Refined sand finish stucco texture

This feature sheet applies to new construction that has begun after 1/1/07. Features may vary on homes or specs built prior to this date – see sales associate for details.

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