



## CRESCENT FALLS

By Cachet Homes

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### Phase II Community Features

- Located in the master planned lakeside village community of Fulton Ranch
- Gated neighborhood with electronic main entry gate
- Walking/Biking paths to community lakes and water features
- Heated community pool & spa
- Ramada, BBQ & Fireplace
- Neighborhood Amphitheater for casual gatherings
- Professionally designed community landscaping, including front yards that utilize reclaimed water

### Cachet Distinctive Interiors

- Low VOC and LEED certified Frazee interior paint
- Extensive foyers to greet and welcome guests
- Thoughtfully designed Great Room floor plans, perfect for entertaining or just relaxing
- 9' ceilings throughout
- Oversized 3¼" baseboards
- Spacious walk-in closets in master bedroom with built-in shelving for extra storage
- Designer light fixtures and recessed cans throughout
- Choice of 2, 4 or 6 panel interior doors with smooth texture
- Schlage® "Dexter" series chrome lever door hardware & hinges
- Lite hand troweled walls with rounded corners
- Arched soffits add to interior detailing
- 13" x 13" ceramic tile flooring at entry, kitchen, nook, laundry and all baths (per plan)
- Plush Low VOC carpet over 3/8" Low VOC pad

### Cachet Gourmet Kitchens

- Kitchen island/peninsula (per plan)
- Choice of Wilsonart® High Definition™ laminate tops in a wide range of colors & textures or Formica® 180fx™ with the amazing look of granite in a durable laminate material
- Oak recessed panel cabinets with 2 ¼" crown molding, 36" kitchen uppers, choice of 4 stain finishes
- Pre-plumbed water line for reverse osmosis
- Kohler® "Delafield" self-rimming, white, cast iron sink
- Delta® "Palo" pull-out spray faucet in polished chrome
- GE® Black 30" Electric self-cleaning, smooth top range
- GE® Black 30" microwave/vent hood combination
- GE® Black Energy Star® rated dishwasher



### Cachet Luxurious Baths

- Separate tub & shower at master bath
- Cultured marble surrounds at tub & shower
- Kohler® Sterling elongated toilets at all baths
- Kohler® Sterling Vikrell™ tubs at hall baths
- Kohler® Sterling pedestal sinks at powder bath (per plan)
- Delta® "Leland" chrome faucets at all baths
- White-on-white cultured marble garden tubs at master baths
- White-on-white cultured marble surrounds, and vanities with 180° bullnose edge at master and hall baths
- Dual sinks in master baths with 36" tall base cabinets
- Frameless, beveled mirror medicine cabinets
- 42" tall mirrors at master and hall baths
- Oversized master shower

### Cachet Energy Saving Features

- An Energy Star® certified community
- An SRP Powerwise community
- Water efficient toilets - EPA WaterSense Certified
- High efficiency gas heating and 14-SEER electric cooling
- R-8 HVAC duct insulation
- Programmable Honeywell Digital thermostat
- Energy Star® Milgard® vinyl framed dual pane windows with Suncoat Max Low-E glass
- 50 gallon gas water heater with .62 energy factor rating
- 2 x 6 exterior walls with R-19 batt insulation
- R-38 netted & blown fiberglass insulation at ceilings
- CFL bulbs at recessed can lights

### Cachet Quality Features

- Independent third party inspections throughout construction process
- Post tension concrete foundation system
- Termidor® termite perimeter treatment
- DuPont® Tyvek™ stucco wrap
- Wirubo Aqua-Pex™ plumbing supply system backed by a 25 year warranty
- Upgraded double-layer 40 lb roof underlayment
- Eagle brand color-through concrete roof tile
- Endura Force 5™ door threshold system
- Pre-plumbed soft water loop
- Gas stubs to range and dryer location standard
- CAT 5 and RG6 structured wiring
- ½ hp Liftmaster® garage door opener
- Ceiling fan outlet in great room, master bedroom and one additional location of choice
- Fire sprinkler system and smoke detectors throughout

### Cachet Distinctive Exteriors

- Refined sand finish stucco texture
- Exterior detailing such as stone and brick veneer, wrought iron, shutters and decorative tile (per plan and elevation)
- Large covered patios with stucco columns
- 8' tall Therma-Tru Rustic Collection entry door with Schlage® "Dexter" series handle set in Satin Nickel finish

