

Sterling Ranch | The Trail Collection

Included Features

9843 Eagle River Street
Littleton, CO 80125

Exterior Design

- Stone exterior accents (per plan)
- Three-bay garage (per plan)
- Thermatru® fiberglass insulated entry door with Kwikset® satin nickel hardware
- Double-paned low-e white vinyl windows with argon gas and front grids per elevation
- 8' Insulated metal garage doors with window lites (per plan)
- Liftmaster® garage door opener with two remotes with built-in WiFi connectivity
- Full front yard landscaping with three rail wing fencing - per HOA requirements
- Weather sensing irrigation system for front yard with six station clock and drip lines with wifi enabled controller
- Covered porches styled per plan and elevation
- Stamped concrete window wells
- Designer-selected Sherwin-Williams® exterior paint with variety of color packages

Interior Design

- 3.25" plank prefinished hardwood at entry, kitchen & select dining areas
- Sherwin-Williams® interior paint in eggshell or semigloss finish (per room)
- Kwikset® Aliso chrome knob door hardware
- Six-panel interior doors
- 9' main and second floor ceiling height (per plan)
- Progress light fixtures (locations per plan)
- Secondary baths to include Piedrafina countertops with 4" backsplash

Exquisite Master Suites

- Roomy walk-in closets (per plan)
- Dual sinks with upgraded Moen® Eva chrome faucets
- Private water closet with dual flush toilet
- Clear glass enclosed shower with chrome trim and ceramic tile surround
- 13x13 tile flooring
- Piedrafina countertops with 4" backsplash

Spacious Kitchens

- Timberlake® cabinets with 42" uppers
- Slab granite countertops with 4" backsplash and large prep/eat-atislands (per plan)
- Undermount split bowl stainless steel sink with Moen® Integra chrome single handle pull-out faucet
- 3/4 HP garbage disposal
- Whirlpool® stainless electric appliances including smooth cooktop and hood, built-in microwave/oven combo and dishwasher

Superior Construction

- Industry leading open cell spray foam insulation
- 2x6 exterior framing
- Foundation drain system with sump pump
- Partial basements with 8 ft ceiling with vinyl vapor barrier
- 1 year workmanship and material warranty (per manual)
- 2 year major mechanical system warranty (per manual)
- OSB exterior sheathing with DuPont Tyvek vapor barrier house wrap
- 110V outlet with USB port at pocket office

Health, Comfort and Energy Savings

- 92% high efficiency dual furnaces per plan
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- MERV 11 HVAC filtration
- Sealed Insulated Ducts
- Spray Foam Insulation
- Tankless Hot Water Heaters
- Weather-sensing irrigation

M.Connected Home™ Automation Suite*

- Wifi Enabled Liftmaster® Garage Door
- Kwikset® Kevo door look
- Wifi enabled lighting switch/control – 2 switches (entry foyer / front exterior coach lights)
- Wifi irrigation controller

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