

## Tallgrass | The Forest Collection

### Included Features

4275 S. Nepal Circle  
Aurora, CO 80013

#### Exterior Design

- Three architecturally designed exterior styles
- Stone exterior accents (per plan)
- Two-bay or three tandem garage (per plan)
- Thermatru® fiberglass insulated entry door with Kwikset® satin nickel hardware
- Metal garage doors with window lites (per plan)
- Weather irrigation system for front yard with eight station clock and drip lines
- Covered porches (per plan and elevation)
- Concrete window wells
- Designer-selected Sherwin-Williams® exterior paint with variety of color packages

#### Interior Design

- 3.25" plank pre-finished hardwood at entry, kitchen & select dining areas
- Sherwin-Williams® interior paint in eggshell or semigloss finish (per room)
- Kwikset® chrome knob door hardware
- Six-panel interior doors
- 9' main and 8' second floor ceiling height (per plan)
- Light fixtures (locations per plan)
- Secondary baths include Piedrafina countertops with 4" backsplash

#### Exquisite Master Suites

- Spacious walk-in closets (per plan)
- Dual sinks with Moen® chrome faucets
- Clear glass enclosed shower with chrome trim and 6"x6" ceramic tile surround
- 12"x12" Emser tile flooring
- Piedrafina countertops with 4" backsplash

#### Spacious Kitchens

- 36" upper Timberlake® cabinets
- Slab granite countertops with 4" backsplash and large kitchen island (per plan)
- Undermount split bowl stainless steel sink with Moen® chrome single handle pull-out faucet
- 1/3 HP garbage disposal
- Whirlpool® stainless steel electric appliances including dishwasher, 30" free standing range with glass top and over the range microwave

#### Superior Construction

- Industry leading open cell spray foam insulation
- ENERGY STAR® certified home
- 2"x6" exterior framing
- PEX® plumbing
- Foundation drain system with sump pump
- Partial basement with 8' foundation walls
- Third party inspections
- 1 year workmanship and material warranty
- 2 year major mechanical system warranty
- 10 year structural warranty
- OSB exterior sheathing with DuPont Tyvek vapor barrier wrap

#### Health, Comfort and Energy Savings

- Conditioned attics
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- ENERGY STAR® appliances
- Flow Smart Showerheads
- LED Lighting
- Low-E Windows
- Low to zero VOC materials, paints, stains and adhesives
- Minimum MERV 8 HVAC filtration
- Tankless Hot Water Heater
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

#### M.Connected Home™ Automation Suite\*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

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