

## Lakeview Trails at Morrison Ranch

### Included Features

3458 E. Austin Drive  
Gilbert, AZ 85296

#### Exterior Design

- Choice of three architecturally designed exterior styles
- Attractive exterior stone accents (per plan & elevation)
- Durable concrete roof tiles styled per elevation
- Choice of designer exterior color palettes (varies per plan)
- Elegant insulated 8' front entry door
- Decorative garage door themed with elevation
- Garage door opener
- Professional landscaped front yards
- Conveniently located hose bibs in front and rear yards
- 4' side yard gate
- Architecturally integrated covered patios and porches (per elevation & plan)
- Artfully textured Monterey stucco
- Fenced private yard
- Hand laid pavers at driveways and walkways
- Garage service door

#### Interior Design

- Stylish wood-pattern flooring at entry, kitchen, laundry & baths
- Decorative interior door hardware
- Designer 8' flat panel interior door
- Recessed lighting throughout
- Pre-wired for telephone and cable at great room and master
- Combinations of door casings and 5 1/4" urban baseboards
- Ceiling fan pre-wires at all livable Rooms and Patios
- Painted Mission-style stair railing
- Laundry sink pre-plumb
- Contemporary square corners

#### Exquisite Master Suites

- Elegant plumbing fixtures and bath accessories
- Executive height vanities with dual sinks
- Separate relaxing spa tub and shower (per plan)
- Framed shower enclosure with 1/4" glass
- Spacious walk-in closets

#### Spacious Kitchens

- Granite countertops in an array of colors
- Handcrafted cabinetry with 36" upper cabinets and scribe molding
- Gas cooktop, built-in wall oven, microwave, hood & dishwasher
- Garbage disposal
- Pre-plumbed for ice maker
- Kitchen single handle faucet with pull out sprayer

#### Superior Construction

- ENERGY STAR<sup>®</sup> certified home
- 10 year structural warranty
- 2 year functional major mechanical warranty (HVAC, plumbing, electrical, etc.)
- 1 year builder workmanship materials warranty
- Third party inspections
- Certified engineered post-tension foundation
- Smoke/carbon monoxide detectors with battery backup
- 2"x 4" high performance wall systems
- 50 gallon gas water heater
- 200 amp electrical service
- Natural gas pre-plumb at range, water heater, and dryer with optional hookups at BBQ
- R/O soft water loop pre-plumb

#### Health, Comfort and Energy Savings

- Advanced framing
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Dual-actuated toilets
- ENERGY STAR<sup>®</sup> appliances
- Flow-Smart Showerheads
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum MERV 8 HVAC filtration
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

#### M.Connected Home<sup>™</sup> Automation Suite\*

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

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