

Lakeview Trails at Morrison Ranch

Included Features

E Warner Rd and S Higley Rd
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, styled per elevation and plan
- Artfully textured Monterey stucco
- Fenced private yard
- Hand laid pavers at driveways and walkways
- Garage service door

Interior Design

- Stylish ceramic tile at entry, kitchen, laundry and bathrooms
- Decorative interior door hardware
- Designer 8' flat panel interior door
- Recessed lighting throughout
- Pre-wired for telephone and cable at Great Room and Master Bedroom
- Elegant combinations of door casings and baseboards
- Ceiling fan pre-wires at all Livable Rooms and Patios
- Painted Mission-style stair railing

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 crown molding with choice of finish
- Stainless gas cooktop, built-in wall oven, microwave, hood and dishwasher
- Garbage disposal
- Pre-plumbed for ice maker
- Kitchen single handle faucet with pull out sprayer

Superior Construction

- ENERGY STAR 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 6" 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

Health, Comfort and Energy Savings

- Advanced framing
- Advanced Thermostat
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Dual-actuated toilets
- ENERGY STAR® appliances
- Flow-Smart Showerheads
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum MERV 8 HVAC filtration
- Optional solar energy
- Optional Whole-Home Water Filtration
- Sealed Insulated Ducts
- Spray Foam Insulation in the attic
- 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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