



# CANYON RANCH

E S T A T E S

## INCLUDED FEATURES

### DISTINCTIVE EXTERIORS

- Stately elegance in updated, Hill Country-inspired designs
- American-made Brick 3 sides per plan
- Low maintenance fiber cement siding with 50-year warranty
- 6 panel Alterna painted front entry door with privacy deadbolt
- Decorator hardware on all exterior doors
- Fully sheetrocked garage with steel door
- Garage prewired for garage door opener and safety beam
- Welcoming covered front porches on most plans
- Decorator exterior lighting
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor faucets
- Rear patio with outdoor lighting
- Septic system included

### GRACIOUS INTERIOR DETAILS

- 9-foot ceilings on first floor of all two-story homes
- 52" three-speed reversible ceiling fan in Family Room
- Raised-panel interior doors with designer hardware
- Decorator two tone paint
- Custom Monterrey drag finish on walls and ceilings
- Rounded sheetrock corners on first floor
- Full alarm system on all windows and doors
- Traditional stairway combining stained oak and painted woodwork
- Privacy lock on secondary baths and Owner's Retreat
- Decorator 18"x18" ceramic tile flooring at entry, kitchen, breakfast area, laundry and all baths
- Long-life decorator carpet in a wide choice of colors with 1/2" pad
- Cultured marble vanity with decorator lavatories in all baths
- Wire shelving in all closets, linen and pantries
- Designer custom lighting package
- Pre-wired for cable television and telephone (locations per plan)
- Hard-wired smoke detectors with battery back-up in living area and all bedrooms
- Low VOC paint used on interior walls and ceilings
- Semi-gloss latex painted walls in Master Bath and Secondary Baths
- Ceramic tile surround in all bathtubs and showers

### GOURMET KITCHEN

- Cardell cabinets in your choice of different stains
- Crown molding at kitchen cabinets
- Energy Star Whirlpool multi-cycle dishwasher in stainless
- Energy Star Whirlpool range with venthood in stainless
- Energy Star Whirlpool space saver built-in microwave oven in stainless
- Icemaker connection for refrigerator
- 9" Stainless steel double compartment sink with convenient vegetable sprayer
- 1/3 horsepower garbage disposal
- Staron solid surface counter tops with ceramic backsplash
- Spacious pantry (per plan)
- Semi-gloss latex painted walls
- Recessed can lighting

### SPACIOUS MASTER BATHS

- Chrome double handle faucet
- Double cultured marble vanity with drawers and oversized mirrors
- Seated make-up area with built-in medicine cabinet (per plan)
- Relaxing oversized 42" garden tub
- Separate glass-enclosed shower
- Elongated commodes in Master and Powder Bath
- Spacious linen closet per plan
- Generously sized walk-in closets with fluorescent lighting

### WARRANTY AND VALUED CONSTRUCTION TECHNIQUES

- 10-year, fully transferable home warranty
- McMillin pays for a private inspector during four stages of construction
- Post-tension foundation individually engineered for each home
- Foundation quality ensured by foundation engineer inspections
- 3000 PSI concrete mix for home foundation
- Precision designed and manufactured wall panels and trusses for straighter walls and precise fit
- 3/4" nailed, screwed and glued (tongue and groove) sub flooring
- Wind braces on all exterior walls
- Double top plate on all exterior and interior walls
- All interior and exterior walls set 16" on center
- Engineered I-Joist for extra strength
- Customer/Builder partnering program with 4 scheduled meetings during home construction
- New home orientation prior to closing to ensure customer satisfaction and understanding of how the home works
- Convenient 24-hour online customer service request via the internet

### ENERGY SAVING FEATURES

- Energy star certified as of January 2010
- Energy-conserving Low-E double paned insulated vinyl windows
- Energy-efficient 40 gallon rapid recovering hot water heater
- 14.0 SEER Carrier heating and cooling system featuring Puron
- Quality REHAU plumbing system
- R-6 Flexible duct work sealed and strapped at all connections
- R-13 batt insulation behind walls with siding and brick
- R-19 batt insulation on sloped ceilings with full baffles to soffit ventilation system
- R-30 batt/blown insulation in ceiling
- Energy conserving polysealant around base plates, doors and windows to prevent air infiltration
- Energy conserving CFL bulbs in kitchen, baths and all bedrooms
- Programmable thermostat

### ADDED VALUE

- Professional mortgage services available through McMillin Mortgage
- Customize your home during three personal consultations at our 5,200-square-foot Design Center
- Track the construction of your home online at TalktoMcMillin.com
- Online customer communication system at TalktoMcMillin.com



Included features are per community specifications and are subject to change without notice or prior obligation. Some specifications stated above may not apply to all homes. See a Sales Counselor for more information. Revised 1/29/09

