

FEATURES LIST



DISTINCTIVE EXTERIORS

- Traditional, Spanish, French and Spanish Colonial elevation styles
- Designer-specified exterior color palette
- Architecturally distinctive entry doors with raised panel accents
- 3-car tandem garage with sectional roll-up doors
- Rear- and side-yard fencing with fire resistant gate
- Schlage exterior door hardware with aged bronze finish
- Exterior lighting fixtures to complement the architectural styling of each home
- Fire-resistant concrete tile roofing
- Front-yard landscaping with automatic sprinklers
- Spacious porches and verandas (on select plans)
- 12' wide sliding glass door in family room (Plan 1)
- Fire-rated overhang
- Fire sprinklers with alarm
- Optional 4th-car garage on select lots
- Optional RV/Boat parking on select lots

ELEGANT INTERIOR DETAILS

- Custom ceramic tile entry
- Plush carpeting throughout living areas
- Generous linen closets and storage areas
- Wood-burning fireplace in family room
- Elegant raised-panel interior doors with decorative Schlage chrome hardware
- Beech open stair rail
- Hand-set 6" x 6" ceramic tile countertops in secondary baths
- Designer-selected light fixtures
- Decora rocker light switches
- Radius wall corners
- Interior laundry room
- TV data pre-wire in Family Room and Master Bedroom with home-run connection
- Prewired for cable television in secondary bedrooms
- Prewired for telephone in Kitchen, Master Bedroom and Den
- Garage finished with textured drywall

KITCHEN COMFORTS

- Gourmet preparation island
- Beech cabinetry featuring concealed hinges and adjustable upper shelves
- Solid granite countertops with 6" backsplash
- Walk-in pantry
- Quality General Electric® appliances including:
 - Built-in 30" self-cleaning oven
 - Multi-cycle 5-level Energy Star dishwasher
 - 30" gas cooktop with sealed burners
 - Built-in microwave/hood

- Stainless steel dual-compartment sink
- Designer selected Moen® faucet
- Plumbed for ice-maker
- Heavy-duty garbage disposal

SPACIOUS MASTER SUITES

- Expansive walk-in closet
- Oval soaking tub with separate shower
- Dual china lavatories
- Designer selected Moen® plumbing fixtures
- Hand-set 6" x 6" ceramic tile countertops with backsplash
- Beech cabinetry
- Separate water closet for privacy

ENERGY SAVING FEATURES

All homes are inspected by a 3rd party certified HERS (Home Energy Rate Service) inspector to ensure compliance with stringent energy efficiencies.

- Energy-efficient dual-glazed white vinyl Low E windows providing superior thermal protection
- Central forced air heating with night set-back thermostat
- Low-flow water closets and shower heads
- 50-gallon gas water heater
- Temperature balancing shower valves
- Dual-power source smoke detectors in all bedrooms
- Fluorescent lighting in kitchen
- Pilot-free ignition on gas furnace and appliances
- Weather stripping on all living area exterior doors
- R-13 exterior wall insulation, R-38 in the ceiling
- Energy efficient gas hook-up at laundry room dryer location



OPTIONS TO PERSONALIZE YOUR HOME

Morning View offers an outstanding options collection that allows you to further customize your home to your individual preferences. Your sales counselor will be happy to discuss with you the extensive array of personalized design opportunities we offer. Please be aware that the availability of certain options may depend on construction status and cut-off dates.