

## **STANDARD FEATURES – DIAMANTE COURT**

*These standard features are subject to change.*

*We are a custom homebuilder and for additional cost, we can customize your home.*

### **Structural and General Features**

Concrete Foundation and Floor  
Pre-Engineered Roof Truss System  
30-Year Dimensional Shingles (Pitched Roofs)  
Built up Tar Roof on Flat (Slightly Pitched) Roofs  
Insulated Fiberglass Front Door  
Stucco Exterior w/Masonite Facia and Soffits (Pitched)  
Stucco Stop (no stucco touches the ground)  
40 Gallon Gas Water Heater  
Front and Back Hose Bibs  
Front and Back Exterior Outlets  
Termite Treatment

### **ThermoBreak Energy Package:**

Gas Forced Air Furnace  
14 Seer Refrigerated Air Conditioning  
Insulated and Sealed Air Ductwork  
LOW E Aluminum Thermobreak Windows  
**(or Optional LOW E Vinyl Windows)**

### **Kitchen and Baths**

Appliances Include:  
Range, Dishwasher, and Range Hood  
1/3 HP Garbage Disposal  
Oak Picture Frame Cabinets  
Laminate "Formica" Postform Tops  
Water Line for Ice Maker  
Vikrell Tub and Tile with Nicho  
Full Mirrors over Vanities

Your Salesperson:

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Phone: 

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### **Interior Features**

Tiled Front Entry, Kitchen and Baths  
Smoke Detectors in all Bedrooms  
Wood Shelving for Pantries and Closets  
Carmelle Raised Panel Painted Doors  
Colonial C-100 Painted Trim  
Knockdown Texture on the Walls  
Rounded Sheetrock Corners  
Semi Gloss (washable) Paint  
8' High Ceilings  
Nylon or Polyester Plush Carpet  
Ceiling Fans in Master Bed and Living Room  
8 TV or Phone Outlets in Any Combination

### **OPTIONAL FEATURES**

Fireplace  
Vaulted or Raised Ceilings  
Garage Door Opener  
Pre-wire and installation of Extra Ceiling Fans  
Microwave Range Hood  
Additional TV and Phone Outlets  
Southwest Interior Rustic Package:  
Hand Trowelled Slate Drywall Texture  
Rustic Wooden and Tin Mirrors  
Antique Brass Knobs  
Birch Stained Doors  
Wood Edge Countertops  
Black Bath Hardware  
Santa Fe Adobe and Pueblo Elevation  
Sheetrock Arch Over Regular Bath Tub



***Farrell Thurston, Broker, Builder***

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