

# Granada Ranch Estates Inc.

## FEATURES

### STRUCTURAL

- FULL CONCRETE BLOCK, REINFORCED CONCRETE STEEL AND CONCRETE FLOOR SLAB
- HURRICANE PRODUCT CONTROL APPROVED METAL GARAGE DOORS
- 8' METAL ENTRANCE DOORS
- HURRICANE PRODUCT CONTROL APPROVED
- IMPACT WINDOWS OR HURRICANE paneled windows DEPENDING ON OPTION
- ROOF TRUSS SYSTEM HURRICANE BRACED

### PLUMBING

- SEPARATE SHOWER AND SOAKING TUB (SOME MODELS)
- DOUBLE SINKS IN MASTER BATH
- ELONGATED COMMODES THROUGHOUT
- BIDET IN MASTER BATH OPTION
- CPVC PLUMBING WATER LINES
- 50 GALLON INSULATED WATER HEATER
- INTERIOR WASHER/DRYER HOOK-UP
- ICEMAKER LINE WITH SHUT-OFF VALVE
- EXTERIOR HOSE BIB CONNECTIONS FRONT AND REAR FOR CONVENIENCE

### ELECTRICAL

- PRE WIRED FOR CEILING FANS WITH SWITCHES IN ALL BEDROOMS
- CEILING FAN IN FAMILY ROOM
- RG-6 COAXIAL IN ALL BEDROOMS AND FAMILY ROOM
- ELECTRICAL SMOKE DETECTORS WITH BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR
- EXTERIOR WEATHER ROOF OUTLETS
- DECORA® SWITCHES THROUGHOUT
- MINIMUM 150 AMP ELECTRICAL PANEL WITH CIRCUIT BREAKERS DEPENDING ON MODEL
- COPPER WIRING IN THE INTERIOR OF THE HOUSE

### MECHANICAL

- RHEEM® 14 OR 16 SEER CENTRAL A/C AND HEATING SYSTEM WITH DIGITAL THERMOSTAT

### ENERGY-SAVING FEATURES

- SQUARE D® SURGE PROTECTION ON ALL MAJOR APPLIANCE
- R-30 BLOWN INSULATION ABOVE ALL AIR-CONDITIONER LIVING SPACE IN SOME MODELS "C", R-19 BLOWN ANOTHER MODELS "A"
- R-11 BATT INSULATION BETWEEN INTERIOR WALL AND GARAGE WALL
- R-4.1 INSULATION EXTERIOR MASONRY WALLS
- BRONZE ALUMINUM FRAMED WINDOWS WITH TINTED GLASS

### INTERIOR FINISHES

- CHOICE OF KNOCKDOWN OR SMOOTH FINISH ON WALLS & CEILING
- CEILING IN ALL ROOMS, COMMON AREAS 9'-2"
- COLONIAL DOORS
- COLONIAL BASEBOARDS
- COLONIAL WOOD CASINGS FOR DOOR FRAMES
- OILED BRONZE HARDWARE THROUGHOUT
- VINYL VENTILATED SHELVES AND HANGING SYSTEM IN CLOSETS
- 24"X 24" PROCELEIN TILE FLOORING, FAMILY, KITCHEN, AND LAUNDRY
- PLUSH DESIGNER CARPETING IN BEDROOMS AND CLOSETS

### EXTERIOR FINISHES

- ½ ACRE LOT SIZES, 15,000 SQ. FT. OR LARGER (PREMIUM MAY APPLY FOR LOTS LARGER THAN 15,000)
- EXTERIOR LIGHTS ON ALL EXTERIOR DOORS
- COMPLETE LANDSCAPED LOT, SHADE TREES, FULLY SODDED, MULCHED AND SHRUBBERY BY LICENSE ARCHITECT
- FLAT OR MEDITERRANEAN STYLE "S" STYLE ROOF TILES WITH COLOR BAKED THROUGH

### INTERIOR KITCHEN AND BATH

- APPLIANCE PACKAGE: GLASS TOP RANGE WITH SELF CLEANING OVEN AND MICROWAVE
- 25 CU. FT. SIDE BY SIDE REFRIGERATOR WITH ICE MAKER, IN SOME MODELS
- FIVE CYCLE DISHWASHER
- WOOD PANEL CABINETS, IN SOME MODELS
- GRANITE COUNTERTOPS WITH 4" BACKSPLASH, IN SOME MODELS
- DOUBLE COMPARTMENT UNDERMOUNT STAINLESS STEEL SINK
- PULLOUT FAUCET
- GARBAGE DISPOSAL
- BATHROOMS WITH TILED FLOORS AND SHOWER WALLS
- MARBLE STYLE VANITY TOPS IN ALL BATHS WITH BUILT IN LAVATORY BOWLS
- FULL VANITY MIRRORS

### INSULATION

- R-30 BLOWN INSULATION ABOVE ALL AIR-CONDITIONED LIVING SPACE IN SOME MODELS "C", R-19 BLOWN ANOTHER MODELS "A"
- R-11 BATT INSULATION BETWEEN INTERIOR WALLS AND GARAGE WALL
- R-4.1 INSULATED EXTERIOR MASONRY WALLS
- WINDOWS WITH TINTED GLASS

### COMMUNITY AND WARRANTY

- FULL 1-YEAR GRANADA RANCH ESTATES INC. WARRANTY
- CLOSING COST INCENTIVES WITH OUR PREFERRED LENDER AND CLOSING AGENT
- UNDERGROUND UTILITIES
- CITY WATER / SEWER SYSTEM (NOT SEPTIC TANKS)
- (NO COMMUNITY ASSOCIATION OR HOA)

The specific features, amenities, floorplans, and designs in a model may vary from model to model. Developer reserve the right to substitute equipment, material, appliances and brand names with items of equal or higher, in our sole opinion and value. Color and size variations may occur. Prices, features and models are subject to change without notice. Please see the actual home purchase agreement.



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**FEATURES**