



PARK VISTA BUILDERS

STANDARD FEATURES

SOLID CONSTRUCTION FEATURES

- Engineered Steel Reinforced Concrete Foundations
- Structurally Engineered I-Joist Floor System & Roof Trusses with Energy Heals
- Full Perimeter 2"x 6" Exterior Wall Construction
- 3/4" Tongue and Groove Floor Decking
- Steel I-Beam Construction in Floor System
- PEX Corrosion Resistant Plumbing System
- Boxed Eaves on all Sides of Homes with 1"x 8" Fascia
- Rounded Corners with Textured Walls & Ceilings

SAFE HOME FEATURES

- Safety Glass in Selected Areas
- Oil Rubbed Bronze or Brushed Nickel Door Lever & Deadbolt Locks
- Fully Integrated Smoke and CO2 Alarm System
- GFI Safety Outlets in Kitchen, Bathrooms, Garage and Exterior
- Scald Guard Faucets in Showers and Tubs

SECURE HOME COMFORT FEATURES & ENERGY EFFICIENCY

- 'Plastpro' Fiberglass Entry Doors
- MI Homemaker Series Vinyl Insulated Windows w/Low-E Glass
- Roof Trusses with Energy Heals for added Insulation
- Home Security option
- 90%+ High Efficiency Furnace
- 50-Gallon Gas Water Heater
- R-38 Insulation in Ceiling
- R-20 Batt Insulation in 2"x 6" Exterior Walls
- Foam Air Infiltration Package Around Openings & Outlets
- Water-Saver Showers & 1.28 gal Toilets

CUSTOM INTERIOR DESIGN FEATURES

- 10' Ceilings on Main Level, 9' Ceilings in Basement
- 36" Heat-N-Glow Gas Fireplace in Family Room
- Engineered Hardwood in Entry, Kitchen, Dining & Great Room
- Tile in Laundry, Mud Room & Bathrooms
- Fine Selection of Upgraded 45oz Carpet w/8lb Pad
- Ceiling Fan Pre-wires in Family Room and Master Bedroom
- Switched Outlet in Each Bedroom
- 'Decora' Style Wall Switches
- 'Jeld-wen' Arched 'Sante Fe' style 2 panel with "V"- Groove Interior Doors
- Painted "Anderson" 4-1/4" Baseboards and 3-1/4" Door Casing
- Stained Fiberglass Front Entry Door with Handle Set and Dead Bolt
- 'Better Home Products' "Dolores Park" Door Levers
- "Progress Lighting" Lighting Packages
- Curved Radius Hemlock Handrail with Wrought Iron balusters
- 2-Tone Paint Package - Walls and Ceiling. Interior Trim and Doors.
- Knockdown Texture on Walls & Ceilings
- Rounded Drywall Corners
- Programmable Thermostat
- 2 Garage Door Openers with Remotes and a Keypad
- Deep Wash Basin in Laundry Room
- Phone, Cable and CAT 5E Pre-Wire - 6 Locations
- Drywall Garage (Smooth Finish & Painted)
- Optional Finishes – Basement Finish with Theater Room, Exercise Room, Wet Bar, Fireplace, Entertainment Center, etc.

DESIGNER GOURMET KITCHENS

- Premium LG Stainless Steel Appliance Package - Includes Double Oven with Convection, Built-In Microwave, 36" Electric Cook-top, Stainless Steel Chimney Style Range Hood and SS Dishwasher
- 1/2 HP Garbage Disposal
- 3cm level 1 Granite or Quartz Countertops with 4" Backsplash
- "Swanstone" Quartz Undermount Sink
- Oil Rubbed Bronze or Brushed Nickel *gooseneck* Faucet w/ Pullout Sprayer
- Walk-In Pantry
- Shaker Style Maple Cabinets with Dovetail drawers & Soft Close system with Staggered Uppers throughout kitchen.
- Recessed Can Lighting (Per Plan)
- Spacious Kitchen Nook
- Ice Maker Water Box to Refrigerator Location

ELEGANT BATH DESIGN

- 5-Piece Master Bath-Soaking Tub & Walk-in Shower & 2 Seats
- Dual Vanity in Master Bathroom
- Oil Rubbed Bronze or Brushed Nickel Delta Leland Faucets
- 3cm level 1 Granite Countertops with 4" Backsplash
- Wall Tile in Master Shower & Tub Areas
- Tile Floor in Master Shower
- 25" Pedestal sink in Powder Bathroom
- 3/8" Glass Euro Style *Frameless* Shower Doors

CUSTOM QUALITY EXTERIOR DETAILING

- Distinctive Home Designs with High-end Hipped Roof Available
- Full Stucco Exterior with Pop Outs
- "El Dorado" Stone Accents per plan
- Covered Front Porch & Rear Deck/Patio with Stained 5" V-Groove Soffit Boards
- 7'x13' Concrete Patio Standard for Full In-Ground Basements
- 7'x13' TREX 'Select' Deck Metal Powder Coated Railing for Walk-out and Garden Level Basements
- Two Self Draining Exterior Water Faucets
- Two Exterior Weatherproof Outlets
- Coach Lights on Front and Rear Doors
- Carriage Lights on Garage Doors
- 'Amarr'-"Oak Summit" or "Stratford" Series Garage Doors
- 5" Maintenance Free Seamless Gutters Primed and Painted to match Fascia
- Owens Corning - 40 yr. "Oak Ridge" Asphalt Shingles

EXTENDED LIVING FEATURES

- "2-10 Home Buyers Warranty" Available - 2 Year + 10 Year
- Customize Your Home with Upgraded Appliance, Lighting, Plumbing and Flooring Packages
- Custom Decks with Stucco Columns, Metal Powder Coated Railings and Deck Covers Available
- Gas BBQ Stub with Quick Disconnect

LOT CONDITIONS

- Well and Septic or Public Water and Sewer
- 50' Concrete (600SF) or 100' Asphalt driveway (1200SF)
- 100' Underground Utilities Included