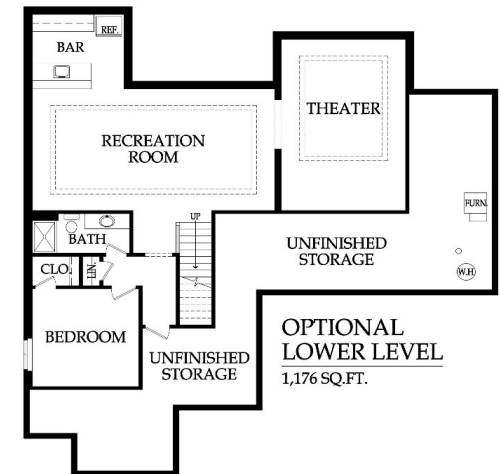
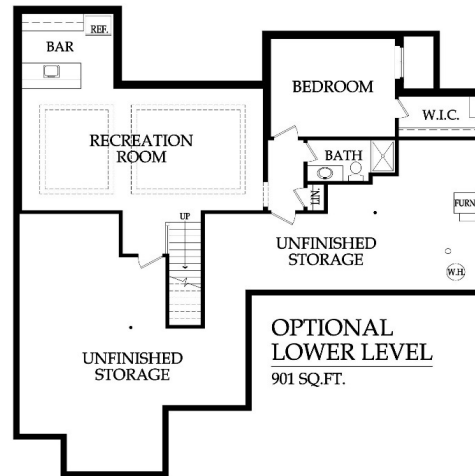
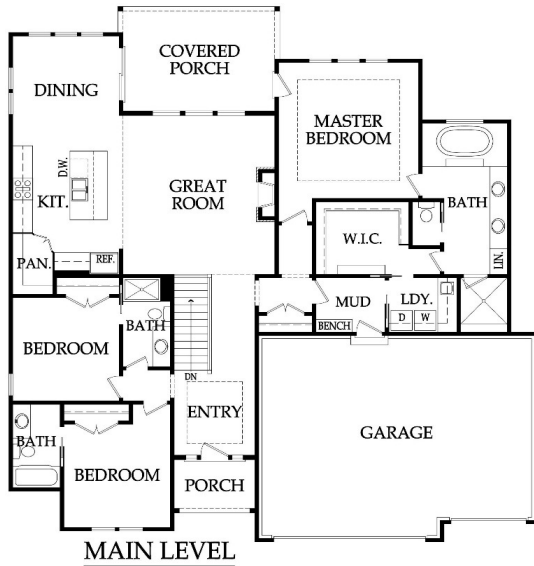


**The Santorini Ranch**

Ranch, 3 Bedrooms, 3 Baths, 2000+/- square feet  
See Website for Pricing - [www.jamesengle.com/plans](http://www.jamesengle.com/plans)



Mid Century Modern Elevation



Pricing, square footage, renderings, etc are deemed reliable but not guaranteed, and are subject to change without notice. City/subdivision requirements may affect pricing. Consult Builder for details.

**The Santorini Ranch**  
**STANDARD FEATURES**

<p><b>APPLIANCES</b> Stainless steel appliance package allowance - dishwasher, wall oven, microwave and gas cooktop with hood vented to the exterior Ice maker water line at opening for Kitchen refrigerator</p> <p><b>CABINETS AND COUNTER TOPS</b> Level 1 granite/quartz tops with std edge &amp; std undermount sinks at Kitchen, Prep Kitchen (per plan), LL Bar (per plan) and all std Baths Stained custom Kitchen cabinets, raised end panels, hidden hinges, oversized crown &amp; std hardware 7/8 extension soft-close drawer guide: Kitchen, Prep Kit (per plan) &amp; MBA; full ext Kit trash rollout 1 upper &amp; 1 lower enameled cabinet with laminate top at Laundry Room</p> <p><b>ELECTRICAL AND LOW VOLTAGE</b> 200 AMP service panel with breakers LED light bulbs in all can lights and keyless fixtures Indirect ceiling light tray(s) with rope lights (per plans) Pre-wiring for 1 wifi expansion point, up to 5 media outlets &amp; 2 room audio (2 in-ceiling speakers &amp; 1 volume control) Pre-wiring for a basic security system and 2 security cameras Pre-wiring &amp; switch for ceiling fans in Great Room, Covered Patio and all Bedrooms Weather proof exterior outlets at exterior doors (excludes door into house from garage)</p> <p><b>FLOORING AND TILE</b> Ceramic tile floors in Master Bath, Laundry and secondary Baths Ceramic tile backsplash in Kitchen, Prep Kitchen (per plan) and LL Bar (per plan) Ceramic tile walls &amp; floor in Master shower; ceramic tile walls (up to 7'H) in all secondary Bath tubs/showers Multiple pre-finished hardwood flooring options in select styles in the following areas: Entry, Kitchen, Dining, Great Room and Mud Room Upgraded standard carpet allowance and 6# pad</p> <p><b>HEATING AND AIR CONDITIONING</b> One 18 SEER A/C, one iComfort wifi thermostat &amp; one 96% eff. single stage gas furnace One humidifier</p> <p><b>INSULATION, GARAGE DOORS AND OPENERS</b> Energy saving air seal foam &amp; caulk package R-15 blown-in wall insulation &amp; R-49 attic insulation (excluding Garage &amp; vaults) (may vary on elevation styles) Huber Zip Panel System for all exterior walls of the home Steel insulated garage doors (16'x8' and 8'x8') 2 Liftmaster Premium Series #8365-267 ½hp chain drive openers, 3 remotes &amp; 1 exterior keypad</p> <p><b>PLANS</b> Covered deck or patio (depends on lot) and size is per plans 3/4 Bath and wet bar stub in basement for future finish 30 year asphalt shingles, "Weathered Wood" in color with ice &amp; water shield Approx. 9' foundation walls (not ceiling height) and 9' ceilings on main level (per plans) Concrete foundation egress well (2 in reverse floorplans with 2 LL bedrooms) Fronts: James Hardie Lap siding, shake shingles, board &amp; battens, stucco/stone accents (per plan) Sides &amp; Rear: James Hardie Lap siding and trim with LP® SmartSide® Fascia and Soffit</p>	<p><b>PLUMBING AND FIXTURES</b> 50 gallon gas water heater ORB, SS, Modern Chrome or Matte Black plumbing fixtures throughout home 2 shower heads in Master shower and 1 comfort height elongated toilet in MBA &amp; main level 3/4 Bath Jetted 42x72 tub at Master Bath with ceramic tile surround Drop-in laundry sink with chrome faucet Garbage disposal with air ride switch in Kitchen Sump pump in basement Passive radon vent with 1 outlet in attic for future finish; 2 exterior hose bibs</p> <p><b>FIREPLACE, TRIM AND MIRRORS</b> Direct vent fireplace with floor-to-ceiling stone façade and wood mantle Boot bench in Mud Room Choice of oil rubbed bronze or brushed nickel door knobs and hinges Wrought iron spindles and square capped newel posts Heavy, frameless, swinging, clear glass Master shower door Trim wrapped mirrors at Master Bath vanities</p> <p><b>"MI" BRAND WINDOWS &amp; EXTERIOR DOORS, FRONT DOOR</b> White or tan vinyl windows, fixed or single hung with screens Argon gas filled windows with Low "E" glass Textured fiberglass 6'8" tall fiberglass front door with 2 direct-set clear glass sidelights (varies by elevation)</p> <p><b>WARRANTY AND SERVICES</b> 1 year James Engle Custom Homes provided warranty program 24-hour emergency warranty service Quality assurance walk through occurs at 60 days and at 11 months after closing</p> <p><b>SITE WORK</b> Landscaping Allowance of \$1,500, unless specified otherwise in C.U.P. Fully sodded lot with fescue sod, up to 12,000 sq. ft., unless specified otherwise in C.U.P. Up to 42' of 3 to 2-1/2 car wide driveway inclusive of the city approach Site Cost coverage – up to \$7,500 (see JECH Addendum)</p> <p><b>JAMES ENGLE CUSTOM HOMES ADVANTAGE PROGRAM</b> HVAC ductwork professionally cleaned by a third party at closing Minimum of six on-site meetings with builder and homeowner Personal online access - download/print plot plan, floor plans, sign change orders &amp; track costs Plumbing drain lines professionally inspected/cleared at closing Oversized 39 gallon sump pit with potential to seal in conjunction with optional radon mitigation Quality assurance 600-item check list reviewed with homeowner prior to closing Written Home Owner Manual outlining the building process, home maintenance &amp; much more In-house architect customization of James Engle Custom Homes' designs Personalize your home when you meet with our Designer to make many of your décor selections</p>
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