

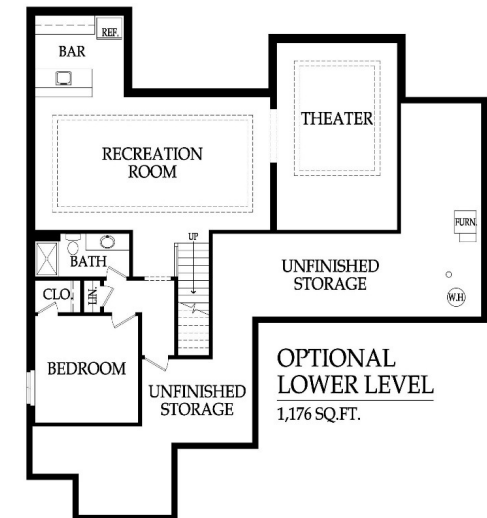
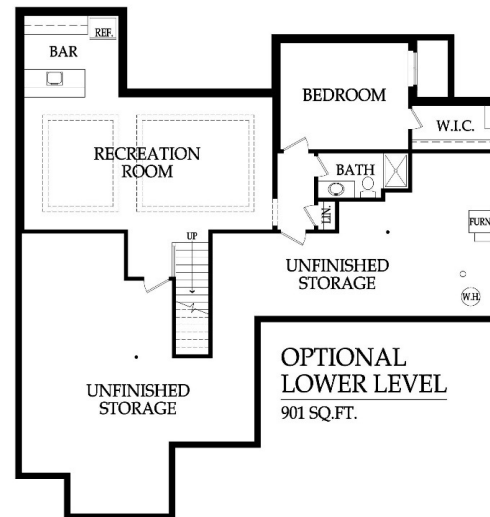
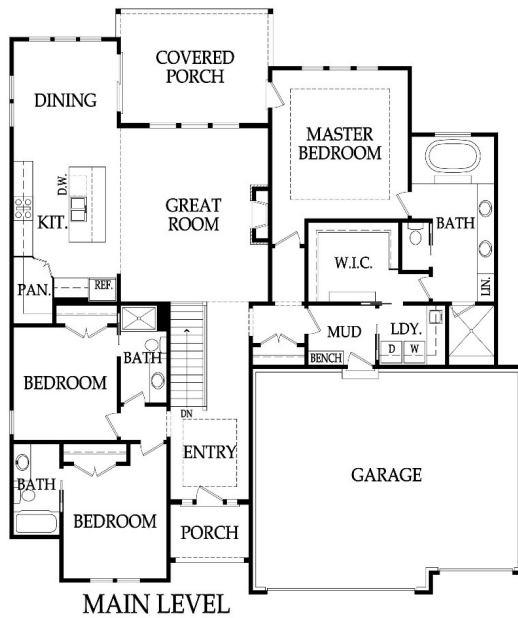
## The Santorini Ranch

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



\*May show optional features.

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