



FAIRGROUNDS ESTATES

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Standard Features

Exterior

- Concrete Foundation
- Name brand low maintenance Steel Siding
- Aluminum soffits and fascia
- Enclosed vented soffits
- Fascia board at eaves
- Aluminum gutters, downspouts and extensions
- Insulated steel paneled overhead garage door
- Architectural shingles with 30-year manufacturer's warranty
- Fiberglass insulated 4 panel front entry doors with window options
- Full light sliding glass doors with built-in mini blinds to back yard (dependent on floor plan)
- Schlage deadbolt locks on exterior doors
- Energy Star Certified Jeld-Wed low E vinyl windows
- Exterior coach lights, garage and exterior entry doors
- 2 waterproof exterior electrical outlets
- 1 frost free exterior hose bib
- Garage door opener and wall mounted entry keypad
- Covered concrete/paved patio depending on floor plan
- Single-level with no stairs

Yard

- Professional landscaping
- Automatic sprinkler system (including drip system)
- Privacy fence between properties at rear of yard with entry gate
- Choice of landscaping (available with early lot reservation)

Interior

- Cathedral (vaulted) ceilings in living room and kitchen
- ½" Drywall with knockdown finish
- Rounded drywall corners
- PVA Primer at exterior walls for vapor barrier
- Party wall hung and fire-taped to Code
- Rich textured walls and ceilings. Base and case in accent color.
- Raised 2-panel interior doors

- Limited lifetime warranty vinyl flooring
- Brushed nickel kitchen/bath fixtures or equivalent
- Single-level with no stairs
- Pre-wired cable for internet/telephone/Television in living room and bedrooms

Kitchen

- Quality Koch kitchen cabinets. Choice of cabinet door and finish style in unfinished homes
- Laminate counter tops with waterfall edges. Choice of counter tops in unfinished homes.
- Double compartment stainless steel sink with disposal unit
- **Appliance package:** Built-in Microwave with hood, Electric glass top stove with convection oven and self-cleaning feature, refrigerator, dishwasher

Bathroom

- Walk-in shower in Master/Mistress Bathroom
- Walk-in shower or tub/shower in guest bathroom (depending on floor plan)
- Delta faucets
- Shower curtain rod
- Brushed nickel towel bars/ring and tissue holder
- Mirror over vanity (Medicine cabinet with mirror in Master Bathroom)
- Vented bath exhaust fan on a separate switch
- 1.6gpf Gerber toilet
- Choice of cabinets and finishes in unfinished units

Laundry

- Hookups for side-by-side or stackable laundry units. Laundry facility layout will depend on floor plan selected
- Exterior vent for dryer

Energy Saving Features

- R-49 Ceiling insulation
- R-19 Batt wall insulation with 2" x 6" construction
- Styrofoam sheathing & polywrap to prevent air infiltration
- Insulated steel paneled ext. doors with weather stripping
- JELD-WEN Energy Star Certified Low E windows
- House Wrap vapor barrier on exterior walls
- Sill sealer between foundation and framing
- 90%+ Energy Efficient natural gas furnace (forced air)
- Central air conditioning (forced air)
- LED lighting
- Energy Star Rated NPE-150s Navien tankless water heater

Floor Plans

- Lupine
 - 2 bedroom, 2 bath, 1 car garage
- Sumac
 - 2 bedroom, 2 bath, 1 car garage
- Hawthorne
 - 2 bedroom, 2 bath, 1 car garage (A-unit), 2 car garage (B-Unit)
- Jasmine
 - 2 bedroom, 2 bath, 2 car garage
- Juniper
 - 2 bedroom, 2 bath, 2 car garage

Community Features

- No HOA
- Secluded community style living
- Protective covenants (Covenants Conditions and Restrictions)
- Convenient location close to:
 - Fairgrounds
 - Community Garden through AG Center
 - Shopping and restaurants
 - Morad park and bike/walking trail