

# **THE CANYONS**

## **Standard Features**

### **Exterior Features**

- Professionally designed landscape package (\$1,000 allowance)
- 6 foot cedar fenced backyard with steel posts
- Low maintenance full brick exterior
- Fully sodded yard
- 30 year dimensional shingles
- Raised panel steel garage doors with automatic openers
- 30" attic access ladder with storage above garage
- Full seamless continuous guttering

### **Interior Features**

- Granite countertops at kitchen with ceramic tile backsplash
- Choice of custom oak or maple cabinets with raised panel doors
- Rounded drywall corners
- Custom hand trowel texture
- Recessed lighting in kitchen and hallways
- Cable TV outlets in living room and all bedrooms
- Telephone jacks in kitchen and all bedrooms
- 18" diagonally laid ceramic floor tile at kitchen, utility, dining, entry, and bathrooms
- General Electric appliances
- 6 7/8" crown molding at entry and living room (per plan)
- Tray ceiling at master bedroom with crown molding (per plan)
- Cultured marble vanity tops with matte finish
- Oversized garden tub at master bathroom
- Decorative brick fireplace with gas logs and electronic ignition
- Oil rubbed bronze hardware and bathroom faucets throughout
- Easy care washable satin wall paint
- Custom light fixture package including ceiling fans at living room and all bedrooms
- Decora rocker style light switches

### **Energy Features**

- Energy Star certified by third party inspectors
- Vinyl windows with tilt out sash and Low – E glass
- R-15 "blown-in-blanket" insulation in the exterior air-conditioned walls
- R-30 insulation in air-conditioned ceilings
- Zip system sheathing with tape over joints and openings
- High efficiency 13.0 S.E.E.R. air conditioner
- High efficiency 90% gas furnace
- Sealed HVAC ductwork to reduce air leakage
- R- 3.5 perimeter foundation insulation
- Programable thermostat(s)

### **Structural Features**

- 16"x18" footing with 4 – 5/8" rebar and uprights 2ft. on center bent into slab
- 5" thick monolithic slab with 1/2" rebar 2ft. on center each way
- Simpson strong tie sill plate straps in lieu of anchor bolts
- 3500 psi. concrete throughout

**Visit us online at [www.toddkraybill.com](http://www.toddkraybill.com)**