

# The Clubhouse with Porch

See Price Sheet

## 170 Montecito Drive - Lot 171

• 1,222 Sq. Ft. • 2 Bedroom, 2 Bath



## Standard Specifications

### CONSTRUCTION

- R-22 Ceiling Insulation
- R-13 Wall Insulation
- R-11 Floor Insulation
- All Weather-stripping & Insulation meets or exceeds the HUD Required Insulation Standards for Zone 3 (Nevada)

### EXTERIOR

- Low "E" Dual Glaze Windows Throughout
- Cemplank (Low Maintenance) Window Trim
- Cemplank (Low Maintenance) Siding
- Cemplank (Low Maintenance) Facia
- 20-Year Roof (Class A) Shingles
- 9-Light Exterior Door
- 6-Panel Architectural Entry Door

### KITCHEN

- Granite or Quartz Counter-Tops w/ Single Eased Edge
- 4" Granite or Quartz Backsplash
- Cabinet with Utility Drawers
- Lined Overhead Kitchen Cabinets
- Brushed Nickel Kitchen Faucet
- Stainless Steel Undermount Sink
- Deluxe Cabinets

### INTERIOR

- Rounded Drywall Corners
- 6-Panel Interior Doors
- Architectural Door Case Molding
- Brushed Nickel Lighting Fixtures
- Brushed Nickel Door Hardware
- Wire Vented Closet Shelving
- Wood Baseboard Throughout
- Metal Mini-Blinds Throughout
- Quality Carpet & Under-Pad
- Quality Linoleum in Kitchen, Dining, Bath & Utility

### APPLIANCES

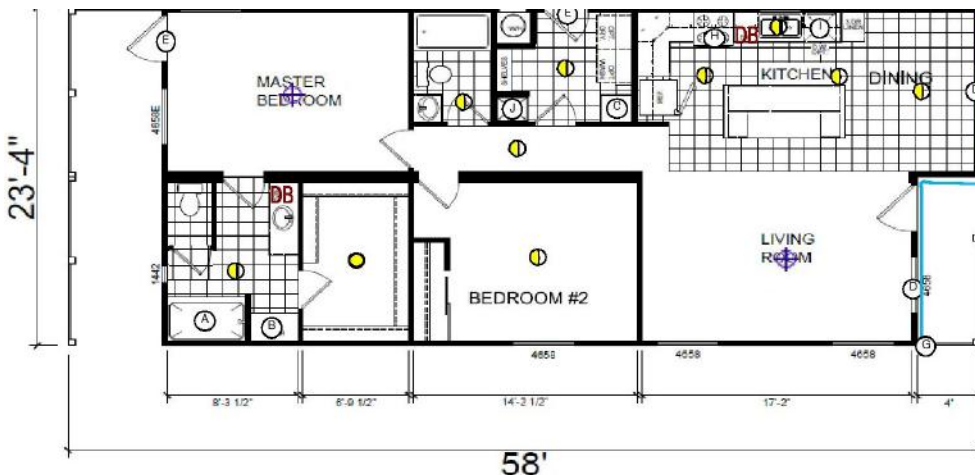
- Deluxe Electric Range (Whirlpool or Comparable)
- 18 Cubic Foot Frost Free Refrigerator (Whirlpool or Comparable)
- 30" Vented Range Hood with Illumination
- Ice Maker Prepped

### PLUMBING/HEATING/ELECTRICAL/UTILITY

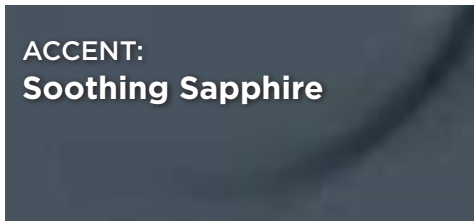
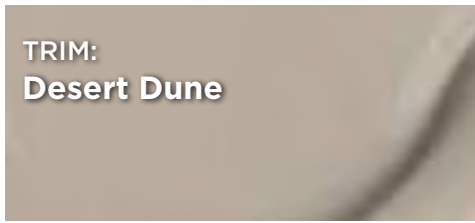
- Air Conditioning & Electric Forced Air Furnace
- Convenient Shut-Off Valves Throughout
- 30 Gallon Fast Recovery Water Heater
- 200 AMP Electrical Service
- Carbon Monoxide and Smoke Detectors
- 6" LED Can Lights Throughout

### BATHS

- Granite or Quartz Counter-Tops w/ Single Eased Edge
- 4" Granite or Quartz Backsplash
- Fiberglass Tub/Shower Stall with Tile Embossing
- Brushed Nickel Faucets & Door Hardware
- Undermount Bath Sink



*Exterior Paint:* **Color Group I**



*Roof Shingles:*



*Exterior Front Door:*

6-Panel Steel

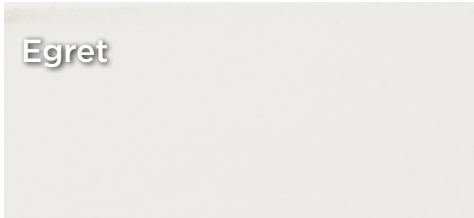


*Exterior Side Door:*

9-Lite Cottage



*Interior Paint:*



*Carpet:*



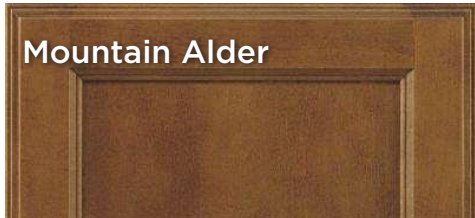
*Linoleum:*



*Countertops:*



*Cabinetry:*



*Hardware:* *Appliances:*

Brushed Nickel



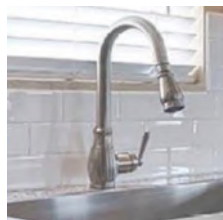
White



*Kitchen Sink & Faucet:*

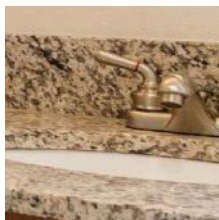


Stainless



Single Br. Nickel

*Bath Sinks & Faucets:*

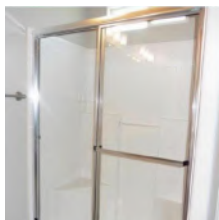


Undermount



Single Br. Nickel

*Bath Shower & Faucet:*



Shower Only



Single Br. Nickel