



A MASTER PLANNED, EASTSIDE COMMUNITY

## Luxury Package



### General

- Professional Interior Design Services
- Covered Front Entry
- Custom Made Solid Wood Entry Door
- 8 and 10 Foot Ceilings, per plan
- Tongue & Groove Wood Ceiling with Exposed Beams in Greatroom
- Barrel Arch Hallways
- Gas Fireplace in Greatroom
- 2" x 6" Exterior Walls, 16" oc
- Bull Nose Corners
- Insulation, R-19, R-38, 2" foam R-10 & Sill Seal
- Pella Low E Windows
- Three (3) 2' x 2' Skylights, per plan
- Upgraded Ceramic Tile Flooring, Entry, Kitchen, Baths & Utility Room
- Upgraded Carpeted Area includes 6 pound pad (7/16")
- Sierra Solid Pine, Interior Doors with Door Levers, 36" wide in all Bedrooms, First Level Baths & Utility Room
- Stained Interior Doors, Casings and Baseboards
- Wood Shelving in Closets
- Laundry Room with Upper Cabinet & Utility Sink
- Owner's Choice of Paint Color throughout, choice of two additional accent colors
- Lighting Package to include Satin, Oil Rubbed Bronze (ORB)
- 2 Car Garage, per plan (insulated, taped, textured, painted & trimmed)
- Insulated Garage Door with opener(s)
- Synthetic Stucco, Two Coat System
- Exterior Tile Roof Accents
- Front Yard Landscaping with Bubble Drip System per Volterra Guidelines
- Design Services Included

### Baths

- Ceramic Vanity with Fixtures Satin or ORB
- Porcelain on Steel Tub(s), Ceramic Tile Surrounds
- Pedestal Sink in Powder Bath, per plan
- Low Flow Toilets

**\*Amenities depend on floor plan**

### KITCHEN

- Featuring the "Viking Dream Kitchen" Appliance Package

30" Stainless Steel Gas Range / Oven  
 36" Bottom Freezer Refrigerator  
 Stainless Steel Microwave Oven with Vent  
 Stainless Steel Premium Dishwasher

- Granite Countertops with full height Tile back splash with inserted Granite Accents
- 8" Undermount Stainless Steel Sink with Stainless, Nickel or ORB Fixtures
- Oak or Maple Cabinetry with concealed hinges
- Pantry, per plan
- Recessed Lighting

### Owner's Suite

- Tongue & Groove Wood Ceiling with Exposed Beams
- Custom Built, Ceramic Tile, Dual Copper or Porcelain Sink Vanity, with Satin or ORB Fixtures
- Custom Double-headed Shower with Ceramic Tile Pan and Surrounds
- Jetted Tub
- Walk-in Closet, per plan

### Mechanical

- Full Security System
- Cable TV & Telephone Outlet in Greatroom and all Bedrooms (RG6 & CAT5 wiring)
- Ceiling Fan in Greatroom & all Bedrooms
- Refrigerated Air Conditioning (SEAR 13)
- Energy Efficient Forced Central Air Heat (Gas)
- Digital Thermostat(s)
- Water Softener Loop
- Energy Efficient 50 gallon Water Heater with Recirculation Pump.
- Gas Stub & Electric Outlet for Dryer

Rachel Matthew Homes is a Custom Builder. If there is a feature not listed here that you would like, please consult a sales person.

Rachel Matthew Homes reserves the right to change plans and features without notice or obligation.

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