

VIRIDIAN

BARLOW, EASTBURY, AND LANCASTER

Interior Features

- 8' raised-panel Carrera style interior doors downstairs
- Wrought iron stair railing and box newel posts (per plan)
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Wireless security system with keypad and motion detector
- Hand-laid ceramic tile in entry, kitchen, utility, baths, and garage entry
- Metal closet rods, seasonal owner's closet racks (per plan)
- Full extension drawer guides throughout home
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet padding
- Choice of four interior paint colors

Deluxe Kitchens

- Polished and sealed 3 cm granite countertops or 2 cm quartz countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" site finished upper cabinets with choice of shaker or flat panel doors, hidden hinges, adjustable shelving, and crown molding
- Staggered height cabinetry
- Stainless steel appliances
- Self-cleaning gas range
- Microwave oven vented to exterior
- Delta® Trinsic chrome pull-out faucet

Luxurious Bathrooms

- High 36" vanity heights in owner's and secondary bathrooms with choice of raised or flat panel doors
- Venetian marble countertops with choice of rectangular or oval undermount sinks in owner's and full baths
- 42" high mirror in owner's and full baths
- Oversized owner's shower with shower seat (per plan)
- Separate owner's vanities (per plan)
- Pedestal sink in the powder bath
- Semi-frameless glass enclosed shower in owner's bath with back-to-back pull handle and matching ceramic tile surround
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all bathrooms
- Delta® Woodhurst chrome faucets in all bathrooms

Optional Features to Personalize Your Home

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Interior painted garage
- Optional study includes 8' pine French doors and ceiling fan

Please see your Community Sales Manager for additional information.

Viridian | (972) 837-7668 | 1300 Island Vista Drive | Arlington, TX 76005



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Electrical

- Structured wiring package includes one Demarc pull, three RG6 outlets, one CAT5E outlets, one voice module, and one video module
- Two outside waterproof electrical outlets
- Ceiling fans in owner's bedroom and family rooms
- Ceiling fan speed control in family
- Secondary bedrooms and game rooms are blocked and wired for ceiling fans
- Disk lighting in the kitchen, dining room, utility, garage, pantry and walk-in closets
- Double floodlights at rear garage
- Rocker light switches throughout the home
- Coach lights (per building type) at front and rear of home

Exterior Features

- Stone and brick elevations (per building type)
- Stone work laid on front facade with buff mortar
- 8' tall stained or painted fiberclassic front entry door
- Aggregate lead walks with brick edging
- Hand-laid brick pavers on front porches
- Cast stone address blocks
- Schlage® Barcelona handleset on front entry door
- Garage door opener with two remotes
- Full metal gutter system, including downspouts
- Yards fully landscaped (per plan)
- Sprinkler system (per plan) maintained by the HOA
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® siding and soffit trim with 30 year manufacturer's warranty
- Standing seam metal roof (per plan)

Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction, studs 16" on center
- Engineered post-tension slab foundation
- AdvanTech® 3/4" subfloor on second story
- BORA-CARE® termite treatment applied to base plates
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system
- Ten year transferable (1-2-10) new home warranty administered by StrucSure for your peace of mind

Energy Saving Features

- R-38 blown in ceiling insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in shared party walls (double insulation)
- Party wall to include a 2 hour fire rated assembly
- Tankless water heater
- Lennox® 16 SEER Performance HVAC System with a 10 year parts warranty
- Radiant barrier roof decking (per specs)
- Polyseal on all base plates and rough openings
- Low-E double pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- HardiePlank® vented soffit system
- Insulated garage door
- Zoned heating and air
- Wi-Fi thermostats with smart phone access
- Cost effective natural gas heating

R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.

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CARSON, HAMPTON, DALTON II, AND ZOE

Interior Features

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- Wrought iron stair railing and box newel posts (per plan)
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Wireless security system with keypad and motion detector
- Hand-laid ceramic tile in entry, kitchen, utility, baths, and garage entry
- Metal closet rods, seasonal owner's closet racks (per plan)
- Full extension drawer guides
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet padding
- Choice of four interior paint colors
- Deluxe trim package includes 5" baseboards in downstairs rooms

Deluxe Kitchens

- Polished and sealed 3 cm granite countertops or 2 cm quartz countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" site finished upper cabinets with choice of raised or flat panel doors, hidden hinges, adjustable shelving, and crown molding
- Staggered height cabinetry
- Stainless steel appliances
- Self-cleaning gas range
- Microwave oven vented to exterior
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- Two outside waterproof electrical outlets
- Pre-wire for one CAT-5E telephone outlets
- Pre-wire for three RGS cable outlets
- Ceiling fans in owner's bedroom and family rooms
- Ceiling fan speed control in family
- Secondary bedrooms and game rooms are blocked and wired for ceiling fans
- Disk lighting in the kitchen, dining room, utility, garage, pantry and walk-in closets
- Double floodlights at rear garage
- Rocker light switches throughout the home

Exterior Features

- Stone and brick elevations
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