

VIRIDIAN ISLAND

Interior Features

- Raised-panel Carrera style interior doors
- Satin nickel finish lighting fixtures
- Schlage® satin nickel lever door handles
- 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 the home
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet padding
- Choice of four interior paint colors
- Choice of four interior trim colors
- Deluxe trim package includes 5" baseboards in main rooms

Luxurious Bathrooms

- High 36" vanity heights in owner's and secondary bathrooms with choice of raised or flat panel cabinet doors
- Venetian marble countertops with choice of rectangular or oval undermount sinks in all full bathrooms
- 42" high mirror in all bathrooms
- Oversized owner's shower
- 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® Trinsic chrome faucets in all bathrooms

Deluxe Kitchens

- 3 cm granite countertops or 2 cm quartz countertops
- 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, and crown molding
- Staggered height cabinetry
- Stainless steel appliances including built-in wall oven and microwave
- Stainless steel 5 burner gas cooktop and stainless vent hood mounted under cabinets and vented to the exterior
- Microwave oven vented to exterior
- Delta® Trinsic chrome pull-out faucet

Optional Features to Personalize Your Home

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Painted garage walls

Please see your Community Sales Manager for additional information.

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



This sheet is for illustrative purposes only and is subject to change at any time without notice. Floorplans and included features may vary according to alternate style selected and are subject to change without notice. Changes to standard features may not be incorporated in completed inventory homes or homes under construction due to retrofit expenses. Optional items indicated are available at additional cost. Some manufacturer warranties are non-transferable. 6.29.21

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Electrical

- Two outside waterproof electrical outlets
- Structured wiring package includes one voice module, one video module, one network switch, two CAT5E outlets, and three RG6 outlets
- Ceiling fan in owner's bedroom
- Secondary bedrooms are blocked and wired for ceiling fans
- Ceiling fan speed control in family
- Disk lighting in the kitchen, dining room, flex rooms, garage, pantry, walk-in closets, and covered front porches
- Rocker light switches

Exterior Features

- Second story balcony (per plan)
- Stone work laid on front facade with buff mortar
- 8' tall stained or painted fiberglass front entry door (per color palette)
- Aggregate lead walks with brick edging
- Hand-laid brick pavers on front porches
- Cast stone address blocks
- Cedar detailing (per plan)
- 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)
- Two frost proof hose bibs

Quality Construction Features

- Vapor barrier under all concrete floors
- Quality kiln-dried lumber throughout
- On-site construction, studs 16" on center
- Engineered post-tension slab foundation
- 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-15 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)
- State-of-the-art PEX plumbing
- 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 (per plan)
- Insulated garage door with carriage hardware
- 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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