



# MONTEBELLO

## ESTATE SERIES FEATURES

- Base homesite
- Spacious 9' ceilings on first floor with 2 story, vaulted, and tiered ceilings per plan
- Minimum of 3 1/2 baths
- Ceiling exhaust fans in all bathrooms
- Kohler plumbing fixtures and Moen faucets with upgraded allowance (per plan)
- Glass plated mirrors above all bathroom vanities
- His and her vanities for master bathroom
- Lavish soaking tub with tile surround in master bathroom
- Spacious ceramic/ porcelain tile shower with seat and decorative inlay border in master bathroom
- Stylish Euro glass enclosure for master bathroom shower
- All bedroom baths to have ceramic/ porcelain tile floors and showers walls.
- Upgraded stain resistant carpeting w/ 8 lb. padding throughout
- Distinctive hardwood flooring in foyer/ gallery, powder room, library, kitchen, eating/ hearth room, drop zone and first floor hallways
- Ceramic/ porcelain tile flooring in laundry room
- Granite and/or quartz counters in kitchen and butlers pantry
- Granite and/or quartz counters in all bathrooms and laundry room
- Tile backsplash above kitchen and butler's pantry counters
- Choice of stainless steel undermount kitchen sink with garbage disposal
- Upgraded cabinet allowance package (per plan) for kitchen, butlers pantry, bathrooms, drop zone locker units, and laundry room (includes installation of homeowner supplied cabinet hardware)
- Wood shelving for all closets
- Custom organized laminated wood shelving for master suite closets and kitchen pantry
- Choice of custom solid core interior doors (8' tall on first floor) with levers
- 8' tall interior wood archways on first floor
- 3 curved interior wood archways on first floor
- Stained wood endcaps and railings with decorative metal balusters on staircase
- Interior woodwork to include 5 1/4" base moulding and 3 1/2" casing
- All doors, archways, and windows encased with wood mouldings
- Extensive crown moulding package in foyer, great room, dining room, living room (per plan), library, formal powder room, and master suite (crown moulding only included for above rooms with flat ceilings)
- Wainscot mouldings with chair rail cap on applicable walls of dining room or library
- 3/4" T. & G. sub-flooring glued, nailed and screwed
- 1/2" drywall on walls and 5/8" on ceilings; glued and screwed
- 42" direct vent gas fireplace with natural stone veneer capped with wood mantle
- Drywall on garage walls and ceilings; fire- taped only
- Insulated exterior steel entry doors
- Upgraded allowance for 8' tall front entry doors to include elegant glass inserts
- Spacious three (3) car side entrance garage with insulated steel sectional overhead doors
- Two automatic garage door openers
- Jeld-Wen insulated windows with low "E" glass and screens
- 3-1/2" fiberglass insulation (R-15) in exterior walls
- Housewrap to reduce air and moisture infiltration
- Fiberglass insulation (R-38) in exposed ceilings where applicable
- Enameled interior woodwork throughout
- House walls and ceilings are applied with a primer and one finish coat of latex paint (includes 3 wall colors and 1 ceiling color)
- Brick and stone front per elevation with sides and rear bricked on first floor and Hardie plank siding on the second floor
- Custom limestone address panel
- Aluminum gutters and downspouts
- 1/2" roof sheathing
- 3 dimensional shingles with lifetime limited warranty
- 200 amp electrical service
- Twelve (12) recessed lights
- Two (2) GFCI exterior electrical outlets
- Electrical outlets per plan
- Upgraded light fixture allowance (per plan)
- Smoke detectors
- Home security system
- Eight (8) low voltage pre-wired media outlets
- Bryant 95% efficiency gas furnace(s) with central air conditioning and humidifier(s)
- One (1) fifty (50) gallon power vented water heater
- Kitchen-Aid gourmet stainless steel appliances, includes dishwasher, cooktop, built in double wall oven, and refrigerator
- Choice of stylish stainless steel or decorative wood hood fan
- Base cabinet with undermount tub and washer box in laundry room
- Gas line or electrical outlet and vent prep for laundry room dryer
- Two (2) exterior water spigots
- 16' wide concrete driveway to street with 4' wide concrete service walk to front porch
- 9' poured concrete basement walls with vinyl backed interior insulation and ten year waterproofing warranty
- 3 piece prep plumbing for future basement bath
- City water and sanitary sewer
- 5' wide city sidewalks fronting homesites
- Homeowner receives Mirage Development's 2 year builder warranty on workmanship, plus all manufacturers' product warranties.



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