

Valley Country Club Estates - Phase III

VCCE III – Filing # 1 (7 Lots)

STANDARD FEATURES

EXTERIOR FEATURES

- Cultured Stone and Stucco
- Insulated Fiberglass Front Door with Dead Bolt
- Concrete Tile Roofs
- Milgard Double-Pane Low E Energy Efficient Vinyl Casement Windows with Screens
- 3 car Garage per Plan with Opener and Remote Controls
- Front and Rear Landscaping Included
- Oversized Concrete Window Wells

INTERIOR FEATURES

- Central Air Conditioning
- 10' Foot Ceilings in most Rooms
- Spacious Great Rooms with 14' Ceilings
- Hand Trowel Texture on Drywall Surfaces
- Rounded Corner Drywall, Excluding Windows
- Fluorescent Light in Walk-In Closets
- Built-in Art Niche Walls
- Switch Operated Natural Gas Fireplace with Logs and Fan
- Kohler Bath Fixtures
- Moen Bath Hardware
- Ceramic Tile Countertops in all Baths
- Ceramic Tile Floors in Laundry Room and Baths
- Main Floor Laundry Room
- Upper Cabinets in Laundry Room
- Base Cabinet w/Sink in Laundry Room
- Approximate 9' Ceilings in Basements
- Hardwood Floor in Foyers

- Pre-wired for Ceiling Fans in Great Room and Master Bedroom
- CAT5 Telephone Cable
- Decora Electrical Switches
- Basement Wet Bar
- Built-In Bookshelves in Study
- Generous Allowance for Interior Surfaces

MASTER SUITE

- Spacious Walk-in Closets
- Jason Oval Tub with Ceramic Tile Surround
- Separate Shower with Ceramic Tile and Frameless European Clear Glass Enclosure
- His and Her Vanities
- Moen Oil Rubbed Bronze Hardware

KITCHEN

- Certified Kitchen Designer (CKD) designed Kitchen Area with Breakfast Nook
- Hardwood Floor throughout Kitchen and Nook
- Décor Cabinetry with Raised Panel Doors and Crown Molding
- Slab Granite Countertops
- Ice Maker Connection at Refrigerator
- G.E. Profile Ovens, Microwave and Dishwasher
- Kohler Single Handle Faucet with Sprayer
- Two Compartment Sink with Disposal
- Recessed Lighting

STITES DEVELOPMENT GROUP, INC.

NOTE: Plans, specifications, materials and prices are subject to change without notice

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ENERGY EFFICIENT FEATURES

- 90% High-Efficiency Furnace
- Two 40 Gallon Gas Hot Water Heaters
- R-19 Walls, R-38 Ceilings
- Fiberglass Insulated Front Door
- PEX Water Lines
- Thermal Dual Pane Insulated Windows
- Natural Gas for Furnace, Hot Water Heater and Fireplace
- Programmable Thermostats
- Re-circulating Hot Water Pump

SAFETY & SECURITY FEATURES

- Smoke Detectors
- Deadbolt Locks on Front and Garage Interior Doors
- GFI Protected Outlets in Bathrooms and Kitchen
- All Copper Electrical Wiring
- Prewired for Security System Installation

COVERED REAR PATIO/DECK

- All Trex Expressions Decking on Walkout
- Built-in BBQ per plans

KEY COMMUNITY AMENITIES

- 2 Year Structural Warranty
- 1 Year Workmanship Warranty
- Close to Valley Country Club Golf Course
- Adjacent to 4,200 Acres Cherry Creek State Park with 17 Miles of Walking Trails

HOMEOWNERS ASSOCIATION

Budgeted Items:

- Weekly Trash Removal
- General Liability Insurance for Common Areas

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