

## STANDARD FEATURES

### BELLA VERDE FEATURES

- ⇒ Premium Golf course lots located on Piney Creek trail
- ⇒ Custom innovative designed plans specifically drawn for Bella Verde at Saddle Rock by award winning architect Mike Woodley
- ⇒ Walkout and Garden level sites
- ⇒ 3 bay garage on all plans with 4 car tandem on Plan 3
- ⇒ 5 bedroom options on all plans
- ⇒ Numerous flex spaces and bonus room options
- ⇒ Extensive hardwood in entry, kitchen and nook
- ⇒ Low E Glass
- ⇒ 90 % Energy Efficient furnace for main level, 80% Energy Efficient on upper level
- ⇒ Dramatic 9' ceilings on 1st and 2nd floors
- ⇒ 8' doors on first floor (except fire doors) and 8' door in hallways on 2nd floor
- ⇒ Extensive use of stone and stucco with exterior detailing
- ⇒ Outdoor courtyard living spaces and balconies (per plan)

### GOURMET CUSTOM KITCHEN FEATURES

- ⇒ Custom cooktop detailing with arch and spice niches
- ⇒ Broan 36" 52000 series stainless steel hood
- ⇒ Danze pot filler over cooktop
- ⇒ Built-in Jenn-Air appliances, 30" Jenn-Air gas cooktop, 30" Jenn-Air double oven, quiet dishwasher and built-in microwave
- ⇒ Professionally designed cabinet layouts with 42" upper cabinets, trash roll-outs, and lazy Susan's (per plan)
- ⇒ Oversized kitchen islands with seating space
- ⇒ Choice of Maple or Oak cabinetry with 2 1/2" crown
- ⇒ Generous use of recessed lighting
- ⇒ Kohler cast iron double basin white sink with Kohler single handle pullout
- ⇒ Oversized nook with 8' glass nook door with access to poured reinforced concrete patio
- ⇒ Ice maker line

### INTERIOR DESIGN ELEMENTS AND FEATURES

- ⇒ Choice of 5 interior colors for walls and trim
- ⇒ Brushed Nickel or Chrome hardware throughout
- ⇒ Knockdown texture walls and ceilings with rounded corners and square windows ~ Optional trowel texture
- ⇒ Window sills with matching trim skirt
- ⇒ Direct vent fireplace in family room with tile surround ~ 3 sided fireplace or 40" front facing per plan
- ⇒ Stained rail to match wood floor with wide profile and painted balusters ~ Optional wrought iron balusters
- ⇒ Abundance of vinyl Low E windows for maximizing the use of natural light and for enhancing views
- ⇒ Kohler faucetry with Kohler cast iron double basin kitchen sink and Kohler single handle pullout faucet
- ⇒ Designer lighting package with matching exterior lights and Post light

- ⇒ Masonite 2 panel smooth doors
- ⇒ 5.1 Surround sound in family room prewire
- ⇒ Security prewire with motion prewire
- ⇒ Low volt prewire in bedrooms, entertainment center prewire and study prewire for data, cable and phone with panel in basement

### SPA ORIENTED MASTER BATH

- ⇒ Luxurious 5 piece bath
- ⇒ Oversized showers w/ seat and tiled dry off area (per plan)
- ⇒ WarmRails heated towel bars
- ⇒ Poured shower pans
- ⇒ Make-up seats with drawers
- ⇒ Kohler faucetry in satin nickel
- ⇒ Large walk-in his/hers closets
- ⇒ Built in niches at tub decks
- ⇒ Oversized his/hers vanities w/ cabinets

### QUALITY CONSTRUCTION DETAILS

- ⇒ 8' Therma-Tru fiberglass front door with sidelights (per plan)
- ⇒ Custom wrought iron detailing on exterior (per plan)
- ⇒ Two weatherproof outside outlets GFI protected
- ⇒ Two frost-free hose bibs, one front and one rear
- ⇒ Engineered roof trusses
- ⇒ Individual soil report with engineered foundation plan
- ⇒ 10' foundation walls with approx. 9' basement ceilings
- ⇒ Drapery backing at all windows
- ⇒ OSB exterior sheathing with sheer wall bracing and straps
- ⇒ Trex decking (per plan)
- ⇒ Exterior lighting at all doors with photo cell controlled post light and carriage lights
- ⇒ Rough-in plumbing in basement
- ⇒ Engineer-certified "finish grading" on each lot
- ⇒ Steel wire mesh reinforced exterior concrete flatwork
- ⇒ 10 year warranty through StrucSure
- ⇒ Perimeter drain with sump pit and outlet ~ Optional pump
- ⇒ BCI 450/6000 wide flanged joist systems

### ENERGY SAVING EXCELLENCE

- ⇒ 30 year Tamko asphalt shingles
- ⇒ Two energy efficient gas forced air furnaces and air conditioning
- ⇒ Two heating zones with programmable thermostats
- ⇒ R-13—R-15 insulation on exterior walls with R-30 in attic and flat ceilings
- ⇒ Anti-air infiltration foam package
- ⇒ Water conservation toilets and shower heads
- ⇒ Engineered sealed duct system
- ⇒ One 50 gallon gas hot water heater

**Compass Homes, Inc. 7110 S. Tempe Court, Aurora, Colorado 80016, (303) 766-2929, Fax (303) 766-2915**