

Stylish Exteriors

- 2x6 wall construction, Hardi-Fiber cement siding
- Architectural composition shingle roofing w/ 30 year warranty
- 16'x8' double garage door with windows, remote and Keyless entry, sconce lights on face
- Optional 2 car garage w/shop or 3 car garage
- Paintable front door with 1/4 window on Top, transom glass and 2 sidelights
- Vinyl Energy Star double insulate windows with white frames with screens, Grid TBD
- Front yard and backyard/ side-yard landscaped
- Sprinklers in front yard
- Exposed aggregate driveway, walkway
- Covered back patio with outdoor gas fireplace
- Two exterior outlets & two frost-free hose bibs

Interior Finishes

- Satin nickel lighting fixtures and door hardware
- Laminate Hardwood in entry, kitchen, great room
- Stain Resistant carpet den, stairs, bonus & bedrooms (if applicable)
- Vinyl Floors in Main Bathroom and laundry room
- White contemporary 2 panel doors and white trim
- Great Room with ceiling fan w/light , gas fireplace, white mantel with legs, tile surround
- White wire shelving in all closets & pantry
- Cable outlets; 1-great room over FP, 1-master bedroom, 1-bonus room, 1-den, 1-phone jack in kitchen

Kitchen & Dining Room Features

- 42" cabinets with crown moulding & knobs
- Stainless steel appliances including; gas range, over stove microwave, garbage disposal and dishwasher.
- Quartz kitchen counters with full tile backsplash
- Recessed cans in kitchen/ nook
- Quartz island with 2 pendent lights
- Under mount stainless steel sink
- Chrome faucet with pull-out spray
- Refrigerator nook plumbed for ice maker
- Pantry with wire shelving

Bathroom Features

- Powder room with pedestal sink
- 5 pc master bathroom with free standing tub, tile surround shower, tile floor, tile vanity with 2 sinks and chrome faucets
- Main bath, fiberglass tub/shower combo, laminate vanity with round porcelain sink(s), chrome faucets and tile backsplash.

Note: In an effort to continually improve our plans and designs, we reserve the right to change features, plans, prices and specifications without notice. Floorplans and elevations are artist renderings and are used for marketing purposes only.

Driving Directions to Summer Valley Meadows

From Hwy. 410, take the Valley Ave. E exit. Turn South on Valley Avenue to 74th St. Ct. E. Turn Right, follow to the Left on 148th Ave. Ct. E. Community will be on your Left.