

# Classic American Homes – Paseo Del Este Unit 8, Phase 1 & 2

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## Subdivision Features for PASEO DEL ESTE UNIT 8, PHASE 1 & 2 – MARCH 2023

### Exterior

- All stucco elevations
- Stucco Paint – Elastomeric Paint
- Accent color on “pull-outs” – front only
- Vinyl frame, double pane windows with “Low E” glass
- Front entry fiberglass door 3’-0” by 8’-0”
- Sing Full Lite rear patio door, 2’-8” – *double glaze*
- Covered porch and patios
- Landscaping options - *per plan*
- Insulated garage door
- Garage door and front entry door to be painted accent color (exterior only)
- Matching exterior garage lights (light on each side of garage door)

### Home Foundation

- Engineered post tension slab foundations
- All foundation designs by a soils engineer
- Soils testing performed on all lots
- Slab insulation

### Framing

- Treated lumber on all exterior and interior wall plates
- Sill sealer on all perimeter wall plate
- Exterior framing at 16” O.C. (on center)
- Interior framing at 24” O.C. (on center)
- Interior framing at 16” O.C. if under 2<sup>nd</sup> floor
- Engineered roof trusses
- Floor trusses
- 7/16” O.S.B (oriented strand board) roof decking
- 3/4” tongue and groove floor decking

### Roofs

- Concrete tile roof with 30 lb. underlayment
- Partial concrete tile roof on flat roof elevations

### Interior Entry

- Ceramic tile flooring at entry

## Classic American Homes – Paseo Del Este Unit 8, Phase 1 & 2

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### Kitchen

- Hardwood-stained cabinets with brushed nickel hardware
- Staggered cabinets where possible
- Crown molding on cabinets
- Corner wall cabinet w/decorative glass insert if plan allows
- Granite counter tops
- Kitchen pantry storage
- 8" deep stainless-steel sink
- Single lever kitchen faucet w/sprayer
- Garbage disposal
- Gas stove with sealed burners (integrated gas oven), glass canopy range hood, microwave, dishwasher (black/white or stainless steel)
- All appliances can be upgraded directly with our supplier
- Please ask about our incentive appliance package
- Water supply prep for refrigerator ice-maker – recessed box
- Ceramic tile flooring
- Ceramic tile backsplash at kitchen
- Under Cabinet Lighting with switch

### Interior Bath

- Hardwood-stained cabinets with brushed nickel hardware – *same color as kitchen*
- "Floating" style cabinets at all bathrooms – *only select plans*
- Plumbing fixtures and bath accessories color to match lighting package
- Granite vanity tops at all bathrooms
- "Frameless" mirrors at all bathrooms
- Ceramic tile flooring
- Elongated commodes
- Standard tub w/ceramic wall tile at Secondary Bathrooms
- Large shower with ceramic wall tile at Primary Bedroom
- "Frameless" shower door at Primary Bedroom
- Niche for soap bottles at all showers – *per plan*

### Plumbing

- PEX plumbing used throughout (copper required by city code at specific connections)
- 2 Hose bibs (located at rear and side) – anti freeze protected
- Gas hookup for water heater and furnace

## Classic American Homes – Paseo Del Este Unit 8, Phase 1 & 2

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### HVAC

- Refrigerated air conditioning
- Furnace in “attic” space – *per plan*
- Programmable thermostat
- Additional return vents for air circulation
- Exhaust fans at all baths and commode area

### Electrical

- Minimum 200-amp service
- Garage door opener with 2 remote controls
- Ceiling Fans at Great Room and Primary Bedroom (electric rough-in and brace on remaining bedrooms, loft, office, etc.)
- Smoke detector at all bedrooms
- Combination carbon monoxide/smoke alarm outside sleeping areas
- Lighting packages - *upgrades available directly with our supplier*
- 220v outlet for electric dryer
- LED flush mount lighting at kitchen and Great Room
- “Rocker” style light switches
- 5 cable outlets and 1 telephone jack throughout home

### Interior Trim/Doors

- Door hardware to be lever locks
- Privacy locks at bedrooms and baths
- Spacious walk-in closets at Primary Bedroom
- 8ft door at Primary Bedroom entry

### Insulation

- Insulation to meet Energy Code requirements
- Perimeter walls insulated (interior walls-no insulation)

### Drywall/Paint (Interior)

- Brocade style ceilings throughout
- Semi-gloss paint at kitchen and baths
- Wall Paint - *several colors to choose from*

### Flooring

- Carpet is 100% nylon – *several colors to choose from*
- 3/8” carpet pad thickness
- Ceramic floor tile at high traffic areas and Great Room- *per plan*

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### Miscellaneous

- Pre-wired for security systems and pre-wired for surround sound at Great Room
- Upgrades for Pre-wiring available directly with supplier
- Perimeter rock walls at rear yard
- Custom made shutters on all major windows - (Excludes baths, kitchen, utility, garage, doors, and high placed windows)
- 110v electrical outlet with conduit at Great Room for future connections
- Complete painted and finished garage

**Please read below:**

**Classic American Homes reserves the right to modify, change, discontinue, or alter any feature without notice. Although not anticipated, these changes can occur while the house is under construction. By signing below, I/we acknowledge that I/we have read and understood this disclaimer.**

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