



Luxian Villas on Camelback Standard Specification Sheet

EXTERIOR

- All Villas have golf course views with private rear yards and custom wrought iron view fences
- Exterior wall construction built with 2X6 wood studs
- Main electrical panel is a 200 AMP service
- Gas to residence for cooktop, hot water heater, fireplace
- Open cell spray foam insulation at the roof with an R-23 rating and walls with an R-19 rating. This insulation method gives a complete sealing of the exterior walls and attic areas and greatly reduces heat in the attic for a more energy efficient residence
- Air conditioning and heating split system heat pump are individually controlled with an energy efficient 16 SEER rating
- Programmable thermostats that are blue tooth enabled
- Exterior Western One Coat stucco system primed with Elastomeric and painted with a 100 percent modified acrylic exterior paint
- Authentic thin cut quartz stone veneer wall details on exterior of buildings per plan
- Anderson 100 Series energy efficient Argon gas Smart Sun low E windows with black finish composite frames
- Anderson inside corner multi slide 90° patio door system
- Santa Barbra style tile roof and a spray foam roof at all flat roof areas
- Custom stained wood laminated garage doors with ¾ HP openers with blue tooth technology convenience and two remote openers
- Designer style exterior coach lights at garage, entryway and rear patio

INTERIOR HOME FINISHES

- Custom solid wood and stained 4-foot-wide by 8-foot-tall Residence front entry door
- Nine foot interior ceilings on both floors
- Fire Suppression System
- Smoke Detectors
- Ceiling lighting is 6" recessed cans throughout residence per plans
- Pre wire for ceiling fans/light fixture at Great room (2), Sitting area (1), Dining room (1), Master bedroom (1) and one in each secondary bedroom
- Honeywell Home security system at all exterior doors, operational windows and motion sensors with two key pads
- Cat 6 wiring 1 point of plug in at Great room, sitting room and all bedrooms
- Wiring provided for satellite TV in great room, and all bed rooms. One outlet per room
- Tankless gas hot water heater
- Large master bedroom with private exterior balcony with custom wrought iron railing
- Interior walls feature Semi-Smooth textured gypsum board with square corners, prime coated and painted in off white color
- Custom built over sized master walk in closet with cabinets and shelving
- Custom pantry shelving
- Custom built Luxury cabinetry with choice of 4 different style doors with 10 different finish colors
- Solid surface counter tops and back splashes with Kohler under counter sinks with choice of stainless steel or white porcelain



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KITCHEN:

- **SUB – ZERO and Wolf appliances in stainless steel finish**
 - Sub – Zero 36” stainless-steel built-in refrigerator- Model BI-36UID/S/PH
 - Professional Built in single 30” oven/ Microwave- Model: SO30PE/S/PH and MS24
 - 36” 5 Burner Gas Cooktop- Model: CG365T/S
 - 36” Wall mount Chimney Range Hood in stainless steel with 300 CFM internal Blower- Model VW36S
 - Dishwasher 30” Asko stainless steel with Integrated handle- Model: DBI663IS
- Kohler elongated toilets in white
- Brizo plumbing fixtures for faucets and shower sets throughout in two styles and three finish to choose from
- Kohler rectangular under counter sinks in white
- ¾ HP Insinkerator garbage disposal
- Pre plumbed for soft water and reverse osmosis systems
- Custom framed hanging mirrors at bathroom vanity sinks with three color selections
- Bath accessories by Brizo in finish to match plumbing selection
- Stylish tile flooring and tile shower surrounds
- Carpet in all bedrooms, closets and sitting areas
- 8 foot solid core painted interior doors with three different door styles to choose from
- Emtek door hardware with two styles and four finishes to choose from
- Elegant 42” natural gas Fireplace at great room by Astria Mission model with electric start and off switch includes a split oak log set with black interior.