



## MODA-LAVISTA: STANDARD HOME FEATURES

### Distinctive Exterior Architecture

Urban Farmhouse Elevations including Smooth-Faced Siding, Brick, Stone, Window Pediments and Metal Railings (per plan).

Architectural Detail on Front with a combination of Brick, Stone, and Siding.

Exterior Color Package expertly pre-determined to create the best possible streetscape.

2-Car Garages with Decorative Insulated Paneled Door with Operator.

Stainless Steel Handset and Lever Door Locks and Hardware.

Cement-Based Siding with 30-Year Limited Transferable Warranty.

Termite Treatment with First Year Included. Bond is Included with HOA dues.

Professionally Landscaped and Maintained Yards and Common Areas.

Energy Efficient, Durable Fiberglass Front Door.

Architectural Fiberglass Roof Shingles with 30-Year Manufacturer's Warranty.

### Bright – Open Interiors

Approximate 10' Walls with Smooth-Finished Ceilings on Level 1 (per plan).

5" Engineered Wood Flooring at Ground Level Foyer, Throughout Level 1, and Level 2 hallway.

Shaker-Style Interior Doors with Satin Nickel Hardware - Solid Core throughout Level 1.

1"x 7" Baseboard and 7" Smooth Crown throughout Level 1.

Sherwin Williams Trim and Wall Paint throughout.

Stain Resistant Carpet over 6 lb. Pad in Bedrooms.

Structured Wiring Package that Includes: CAT-5/RG6 in 3 Locations, Cable Jacks in Secondary Bedrooms, Smart Wiring Enclosure and Cover, and Security System Pre-Wire.

All Bedrooms Pre-Wired for Fans. Ceiling Fans Included in Living Room and Master Bedroom.

Engineered Stairs with Full Oak Treads Stained to Complement Hardwood Floors on Ground Level to Level 1 and Level 1 to Level 2 (Carpeted Steps from Level 2 to Level 3 – with Hardwood Option, per plan).

Modern Lighting Collections with Recessed Cans (per plan).

Pedestal Sink with Polished Chrome Faucet in Powder Room (per Plan).

Porcelain Under-Mount Rectangular Sinks with Polished Chrome Faucets in All Secondary Baths.

Tiled Shower Floors and Surround Walls in All Secondary Baths.

Painted Shaker-Style Cabinetry with Granite Countertops in Kitchen and Master Bath.

Tiled Laundry Room Floors.

Optional Fireplace (per plan).

Family Entry to Level 1 from Garage.

### Designer Kitchens

Painted Shaker-Style Cabinets with Forged Designer Pulls.

Granite Countertops with Decorative Tile Backsplash.

Stainless Steel Single or Split Bowl Under-Mount Sink with Pull-Down Spray Kitchen Faucet.

Stainless Steel GE Appliances, Including a Microwave, 36" Counter-Depth Refrigerator, 30" Electric Self-Cleaning Oven, 5 Burner Gas Cooktop, Recirculating Vent Hood, and Dishwasher.

High-Capacity 1/3 Horsepower Food Waste Disposal.

### Elegant Master Suites

Painted Shaker-Style Cabinets.

His and Hers Vanities with 8" Spread Chrome Faucets.

Granite Countertops with Under-Mount Sinks.

Oversized Tiled Shower Surround with Glass Shower Door, per plan.

Chrome Sink Faucets and Shower Hardware.

Spacious Walk-in Closet.

### Energy Efficiency and Safety Features

Elongated, Water-Saving Toilets throughout.

Energy Efficient Dual System Heat Pumps (Minimum 14 SEER).

High-Efficiency 50 Gallon Electric Water Heater.

R-30 Ceiling Insulation, R-19 in Sloped Areas, in Garage with Living Area Above. R-19 Wall Insulation.

Energy Efficient Appliances (with Available Upgrade to Black Stainless and Stainless KitchenAid Premium Packages).

YKK Vinyl Energy Efficient Windows.

Programmable Thermostats.

Fire Sprinkler System Included.

### The Own Moda Difference

Over 30 years of Homebuilding Leadership and Experience.

One Year Builder Warranty plus 2-10 Home Buyers Warranty.

Pre-Construction Orientation: Pre-Closing Home Orientation Walk-Through with Final Check-Off and Customers Satisfaction Survey.