

The Uplands Standard Features

Exterior Details

- Covered entry and rear deck
- Maintenance free acrylic stucco and some HardiePlank with corrugated metal on garages
- Natural stone facing on entry wall
- 30-year fiberglass roofing
- Glass hand railing on decks
- Easy care 60 mil vinyl sundeck
- HardiePlank fascia on decks and accent panels
- 5 inch wide seamless fascia gutters and downspouts installed

Interiors

- Nine-foot ceilings
- Raised tray ceiling in top floor penthouses
- Hamill interior doors with transom window above
- Contemporary chrome door handles
- 4-1/2 inch base moldings
- Electric fireplace in Great Room with remote control
- Easy care vinyl plank flooring in main areas
- Carpet with 7 lb. ¾ inch high-density underpad in the bedrooms
- White melamine closet shelving throughout
- Washable high-quality paint finish throughout
- Decora light switches and outlets
- Rough-in central vacuum
- Engineered floor system with 1 ½ inch lightweight concrete
- Stackable washer and dryer included

Kitchen

- Mesa100 or MedinaTexture cabinets by Norelco
- Soft close doors and drawers throughout
- Quartz countertops
- Under cabinet lighting
- Large island with eating bar
- Rollout drawers in pantry
- Double Silgranit Acrylic undermount sink
- Five stainless steel appliances included. Built-in dishwasher, French-door freezer/fridge, glass top range, microwave and chimney hoodfan
- Attractive subway ceramic tile backsplash
- Generous use of pot lights
- Waterline to fridge

Master Bath and additional baths

- Two porcelain sinks with quartz countertop in Master Bath
- Floating vanity w/under cabinet motion sensor night light in Master Bath

Bath

- Full-width vanity mirror
- Custom ceramic tile showers with bench seat and glass enclosure
- One-piece tub shower (fixtures vary by plan)
- Moen faucets used throughout

Energy Efficiency

- Natural gas Navion tankless hot water on demand with fan coil to provide space heat
- Doors, windows and patio doors with Smart Glass, low E complete with argon gas
- 6 inch exterior walls with R-24 insulation
- R-50 attic insulation
- Insulated steel overhead garage door with quiet belt drive and remote control
- Solid fir entry doors with five lights and exterior metal cladding
- Electric Dimplex Linear Fireplace with Multi-Fire XD Flame Effect
- Central air conditioning
- Garage insulated and boarded

Landscaping

- Full yard xeriscaping with rock mulch and large boulders
- Timer controlled irrigation with drip to every plant
- Common community garden for everyone

Safety and Security

- Interior sprinklers for fire protection
- Deadbolt security entry locks
- 3-Point front door latching plus 4 adjustable hinges
- Hardwired smoke/carbon monoxide detectors
- Double locking patio doors

Wall Construction

- Partition/firewalls between units are constructed with two walls with staggered 2 x 4 studs, 1/2 inch donna conna in between, R12 insulation in each wall and sound bar

*In an ongoing effort to constantly improve the Uplands our plans and/or specifications are subject to change without notice.