



PRELIMINARY

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Distinctive Exteriors

- Unique Traditional Farmhouse, Contemporary Cottage and Contemporary Prairie exterior elevations
- Designer-selected exterior color schemes for enhanced community appearance
- 8' Entry door with Schlage® handleset in satin nickel with separate deadbolt
- Decorative panel garage door with garage opener with built-in camera, battery back-up, and two remotes
- Asphalt composition shingle roof
- Exterior coach lights (per plan)

Thoughtfully Planned Interiors

- Open-concept floor plan designs
- White or gray paint grade and stain grade Shaker recessed panel cabinets with 6" chrome pulls
- Sleek marble stone countertops with undermount sinks at bathrooms
- 12" x 12" Dal Tile® ceramic tile flooring at Entry, Kitchen, Dining, Baths, and Laundry
- Designer-selected Shaw® carpet in bedrooms and other areas per plan
- Square two-panel interior doors with Schlage® bright chrome lever hardware
- Rounded corners throughout home (except at windows)
- Universal data outlet with Cat6 data and RG6 TV in Great Room and Loft
- USBC outlet in Kitchen and Primary Bedroom
- Cat6 data in all bedrooms
- Interior fire sprinkler system
- Smoke detectors with carbon monoxide alarm
- MERV 13 Whole-Home Air Filter
- Honeywell® dual zone complete with programmable Wi-Fi thermostat
- Sherwin Williams® Zero VOC Formula

Fully Equipped Kitchens

- GE® Monogram stainless steel appliances including 36" induction professional range with a 36" commercial hood above, 30" built-in microwave, and dishwasher
- Sleek Quartz countertops with 6" backsplash and full backsplash at range
- Sterling® stainless steel single basin undermount sink
- Moen® chrome one-handle pulldown faucet
- Moen® garbage disposal

Distinctive Finishing Touches

- Chrome plumbing fixtures and accessories
- LED surface mount lights throughout home
- White paint grade open rail with square balusters and handrail
- 5 1/2" flat, square eased edge baseboard and 2 1/4" flat, square eased edge casing

Elegant Primary Suites and Baths

- Primary Suite with private bath and spacious walk-in closet
- Convenient double vanity with marble stone counters
- Spacious shower with marble stone surround and chrome framed shower door, 3/8" clear glass
- Moen® chrome hardware and bath accessories
- Pre-wire for ceiling fan/light fixture in Great Room and bedrooms
- Moen® Eco-Friendly bathroom shower heads & faucets

Energy-Saving Systems

- High-efficiency heating and air conditioning
- Continuous ventilation fan at Laundry
- Leviton® decorative home switches throughout with dimmers at specific locations
- LED lights
- Electrical vehicle supply conduit for future wiring for car charging station at Garage
- Energy-efficient water heater
- Low-E windows, dual-glazed

Optional Features and Upgrades

- Washer, dryer, and refrigerator
- Two-tone interior paint options
- Choice of upgraded hardware finishes
- Pendant light and ceiling fan options

LiveSmart™ Features

LiveSmart is a standard suite of features that enhance your day-to-day living experience. From smart technology to energy efficient products, your new home is truly an innovative place to live.

- Smart thermostat
- Wi-Fi garage door opener
- Carbon monoxide detector
- Video doorbell



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Larkspur at Francis Ranch

Plan 1 | TWO-STORY | 3,556-3,564 SQ. FT.
(as Modeled) 4 BEDS | 3.5 BATH | ADU W/ FULL BATH



ELEVATION A – TRADITIONAL FARMHOUSE



ELEVATION B – CONTEMPORARY COTTAGE



ELEVATION C – CONTEMPORARY PRAIRIE

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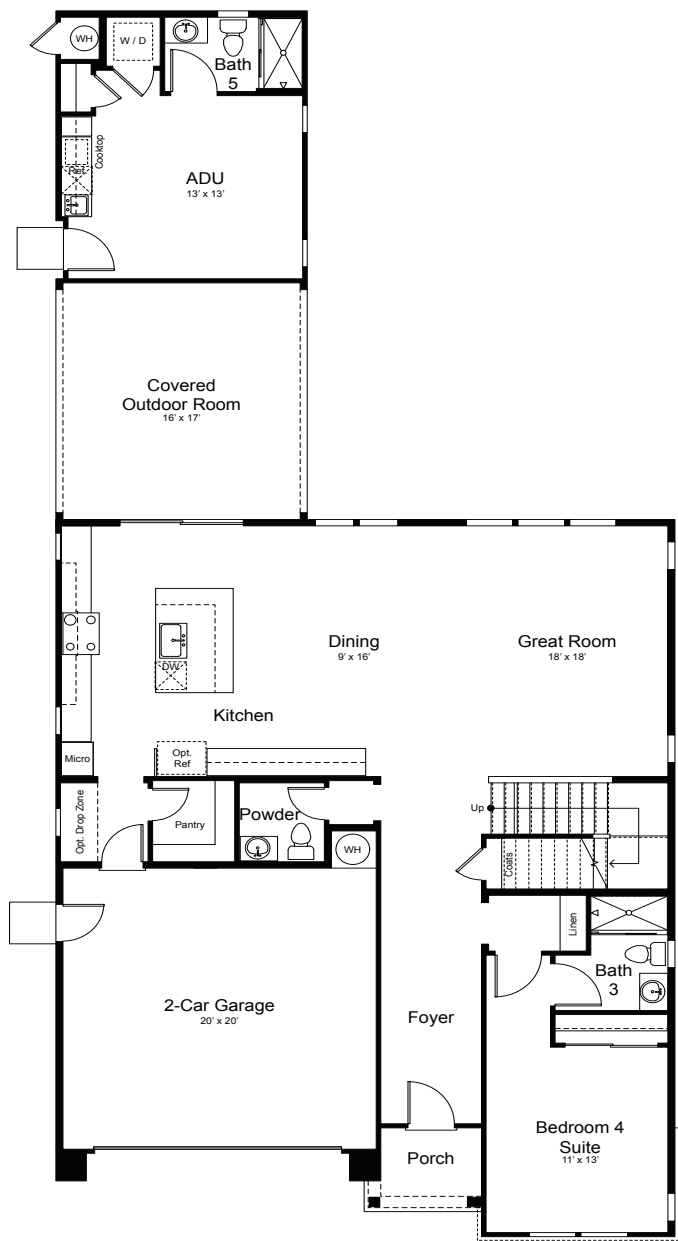


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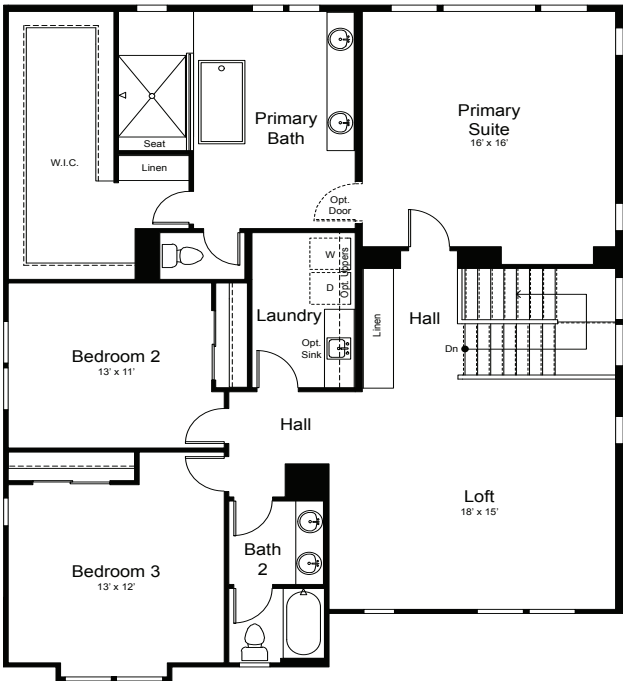


Larkspur at Francis Ranch

Plan 1 | TWO-STORY | 3,556-3,564 SQ. FT.
(as Modeled) 4 BEDS | 3.5 BATH | ADU W/ FULL BATH



Floor 1
Elevation A



Floor 2
Elevation A

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ELEVATION B – CONTEMPORARY COTTAGE



ELEVATION C – CONTEMPORARY PRAIRIE

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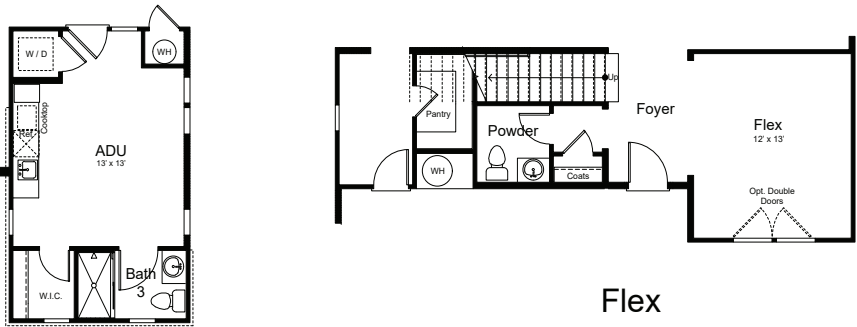
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Floor 1
Elevation A

Floor 2
Elevation A



Opt ADU
+311 sq. Ft.

Flex

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