



Villas at Mountain Shadows Fil 4 Townhome Features

Detailed Interior Design

- 10-ft ceilings on main level
- 9-ft ceilings on upper level
- Soaring two-story entry
- Ceiling fan with light in great room
- Gas fireplace in great room
- Bullnose wall corners
- Two-tone paint package
- 2-1/4" casing trim and base
- Luxury vinyl plank flooring on main level
- Windowsills on all windows
- Lever door handles
- Iron spindle stair railing

Distinctive Kitchens

- Kitchen faucet with pull-out sprayer
- Single basin stainless steel undermount sink
- 1/3 hp in-sink-erator disposal
- Stainless steel Whirlpool appliances including gas (*) range, dishwasher, and microwave
- Ice maker ready fridge space with cabinet above
- Soft-close 42" upper MDF cabinets
- Spacious walk-in pantry w/ wood shelving and light
- Pendant lighting over island
- Recessed can lighting

Primary Suite

- Tray ceiling
- Recessed lighting with ceiling fan prewire
- Dual walk-in closets
- Granite countertop with dual undermount sinks
- Adult height vanity with center drawer stack
- 12x24 ceramic tile flooring in bathroom
- Large shower w/ tile floor + glass door

Bathrooms

- Granite countertop w/ undermount sink (upstairs)
- Pedestal sink in powder room
- 12x24 ceramic tile flooring in upstairs bathrooms
- Elongated toilets in all bathrooms
- Ceramic tile bath & shower surrounds
- Soft closing MDF cabinets

Exterior & Garage

- 7 x 9 back patio or deck
- Gas line to patio or deck *
- Front & rear outside power outlets
- 2x6 exterior walls
- Double 2x6 party walls w/ double 1" liner panels
- Stucco exterior w/ stone + board-and-bat accents
- Timberline HD architectural shingles
- Fully landscaped lot and common areas
- Garage opener with two remotes
- Drywall finished and taped garage walls
- Two power outlets in garage
- Hose bib in garage

Wiring & Electrical

- 125-amp electrical panel in garage
- Whole-house surge protector in main panel
- Cable outlets in great room + primary bedroom
- Cat 6 data ports in great room + primary bedroom
- Smurf tube over fireplace in great room
- Central wiring panel with adjacent outlet
- Combo fire & CO detectors w/battery backup

Mechanical & Energy Efficiency

- 90%+ efficient gas forced air furnace pilot-free w/five-speed fan, AC-ready
- Central AC *
- Honeywell smart learning thermostat
- On-demand gas water heater **
- PEX flexible pipe plumbing system
- Vinyl dual paned low e windows
- 1.5" rigid insulation on foundation
- LED lighting throughout

Warranty

- One year workmanship and materials
- ProHome 24-hour emergency warranty service

Home Owner's Association

- \$195/month dues
- Building exterior + roof maintenance/insurance
- Landscaping and common area maintenance
- Snow removal and weekly trash service

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** Optional feature has been added to spec homes / ** Filing 4 Lots 4-24 inclusive
Updated 2023-05-16. Prices, specifications, and features are subject to change without notice or obligation.*