



# HTC

## Included Features -

### Exteriors:

- HERS scores in the 50's - 60's (HERS scores are 3rd party tested, and will vary from home to home)
- Garbett Homes Energy Plus Package
- Every Home Energy Star 3.0 Tested & Certified
- Innovative modern design by award winning Architectural firm KTG Y
- Exterior finish of stucco and composite siding
- Professional front yard landscaping with automated irrigation system
- 25 year asphalt shingled roofing & High efficiency low maintenance white rubber roofs (50 year Warranty)
- Large, dual-paned, Low-e Vinyl windows (U-value of .35)
- Exterior lighting in the front, garage and doorways
- Soffit and fascia in most locations, some elevation types include open rafter tails with painted rough wood.
- Galvanized Rain Gutters
- Insulated steel entry door with deadbolt lock
- Outside waterproof electrical outlets, with holiday outlet & switch
- Hose bib in front of home and rear of home
- Unfinished basements with 2 window wells per plan (finished basements will be offered as optional)

### Interiors:

- 9' High Ceilings on Main Floor
- Designer hardwood cabinets with choice of 5 stain colors
- Granite Countertops in Kitchen, with Laminate elsewhere
- Laminate wood flooring in entry & kitchen.  
Vinyl flooring in baths and laundry.
- Sleek loop Nylon carpet with stain resistance
- Fresh Air Recover System (ERV- energy recovery ventilator)
- Attached 2 Car Garage with Automatic Opener(s) and Transmitters
- Designer lighting and hardware in Brushed Nickel finish
- Efficient LED light bulbs
- TV & Phone Outlets in every Bedroom, Loft, Office, Living Room, & Kitchen (Phone outlet only in Kitchen)
- Washer/Electric Dryer connections
- 2X6 exterior walls with fiberglass blown-in insulation Energy efficiency: R-23 walls and R-49 ceilings
- Heating and Cooling with 13 SEER central air conditioning unit and 95% high-efficiency furnace
- Digital Programmable Thermostat
- Pre-wire for high-speed internet, T.V. and telephone with central homerun location in each home
- Smoke detectors in all living areas and bedrooms with a carbon monoxide detector on each level.
- Wall corners are mini-chamfer for a clean and straight design
- Berkley Style Interior Doors
- Designer 2-1/4" Minimalist Style Base and Door Casing
- Holy-Smooth finish sheet rock walls and textured ceiling with sheetrock wrapped windows and wood window sills
- Upgraded one-tone satin paint (8 colors available to choose from)
- Open stairway & loft areas with half-wall & stained grab-rail

### Kitchen:

- Designer harwood cabinetry w/ choice of 5 Stain colors
- Spacious Kitchen Island w/ Granite Countertop & bar overhang
- Luxury Vinyl Tile flooring (buyer to select)
- Whirlpool Stainless Steel Gas Range
- Whirlpool Stainless Steel Microwave
- Whirlpool Stainless Steel Dishwasher with hidden controls
- Moen Sto Style single hole pull out kitchen faucet
- Stainless Steel under-mount sink
- 6 Recessed light fixtures
- Pantry with painted wood shelving
- In-sink Garbage Disposal
- Pre-plumbed water line to Refrigerator

### Baths:

- Designer harwood cabinetry w/ choice of 5 Stain colors
- Western Pottery Square Drop-In Sink
- Quality Moen Level Style Faucets (chrome finish)
- Easy-care laminate countertops in Full Baths
- Vinyl flooring (buyer to select)
- Pedestal Sink in Half-Bath with Chrome Moen Level Style Faucet
- 5' Fiberglass Tub/shower Combo in Full Baths
- Moen Chrome Chateau Style Bath & Shower Fixtures

Yearly HOA dues of \$80 cover the following:

- As per Herriman Towne Center HOA

\*All information and features are subject to change without notice

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## Plan Exclusives -

### Altman

- 3 Bedrooms
- 2 ½ Bathrooms (Guest Half-Bath Elevated)
- 1,675' Finished square feet (square footages may vary per elevation type)
- 674' square feet Unfinished Basement (Total Home Footage 2,349')
- Unfinished basement includes 2 window wells
- Double car attached garage w/ 2 automatic openers
- Partially Enclosed, Large Rear Concrete Patio
- 9' Ceilings in Main Living Area
- Private Master Suite
- Large Walk-in Closet in Master Bedroom
- Upstairs Laundry Room
- Large Open Great Room



### Beckmann

- 3 Bedrooms with Spacious Loft
- 2 ½ bathrooms (Guest Half-Bath on Main Level)
- 2,034' Finished square feet (square footages may vary per elevation type)
- 777' square feet Unfinished Basement (Total Home Footage 2,811')
- Unfinished basement includes 2 window wells
- 2 Car Wide Attached Garage w/ Automatic Opener
- Covered Front Porch
- Main Floor Office Room
- Dining Nook
- 9' Ceilings in Main Living Area
- Private Master Suite
- Large Walk-in Closet in Master Bedroom
- Upstairs Laundry Room
- Large Open Great Room
- Large Rear Concrete Patio



### Chapman

- 3 Bedrooms with Large Loft
- 2 ½ bathrooms (Guest Half-Bath on Main Level)
- 1,891' Finished square feet (square footages may vary per elevation type)
- 770' square feet Unfinished Basement (Total Home Footage 2,661')
- Unfinished basement includes 2 window wells
- Double car attached garage w/ 2 automatic openers
- 9' Ceilings in Main Living Area
- Private Master Suite
- Large Walk-in Closet in Master Bedroom
- Upstairs Laundry Room
- Large Open Great Room
- Large Rear Concrete Patio



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