



Skyline

at HTC

Included Features

Exteriors:

- HERS scores in the 50's - 60's (HERS scores are individually tested by 3rd party inspectors, & will vary from home to home)
- Zero Energy Ready Home (As defined by the US Dept of Energy)
- Prewire for Solar Panel PV Modules
- Every Home Energy Star 3.0 Tested & Certified
- Innovative modern design by award winning Architectural firm KTGy
- Exterior finish of stucco, Hardie or Certainteed siding & smart side trims
- Professional landscaping with automated irrigation system
- Asphalt shingled roofing with 25 year limited warranty
- Large, dual-paned, Low-e Vinyl windows (U-value of .35 or lower)
- Exterior lighting in the front, garage & doorways
- Aluminum Soffit & fascia in most locations
- Rain gutters that match trim colors
- Insulated Fiberglass entry door with deadbolt lock
- Outside waterproof electrical outlets, with holiday outlet & switch
- Hose bib in the garage
- Energy efficiency: R-23 walls & R-60 ceilings

Interiors:

- 9' high ceilings on 1st & 2nd floor, 8' high ceilings on 3rd floor
- Designer hardwood cabinets & choice of 5 stain colors
- 2 CM Granite Countertops in Kitchen, with Laminate in baths
- Flooring: Laminate wood floor in the entry & kitchen.
Vinyl flooring in baths & laundry
- Sleek loop, stain resistant, Nylon carpet
- Attached 2 Car Garage with Automatic Opener & two Transmitters
- Designer lighting & hardware in Brushed Nickel finish
- Efficient LED lighting in entire home
- Wi-Fi Ready Home (homerun main line in mech. room w/coaxial outlet and Ethernet at master bed and great room)
- Washer/Electric Dryer connections
- 2X6 exterior walls with fiberglass blown-in insulation
- Heating & Cooling with 13 SEER central air conditioning unit & 95% high-efficiency furnace
- Energy Star qualified 93% efficiency tankless water heater w/on demand water circulation system
- Fresh Air Recover System (ERV- energy recovery ventilator)
- Soft Water System- 48,000 grain water softner
- Digital Programmable Thermostat
- Smoke detectors in all living areas & bedrooms with a carbon monoxide detector on each level.
- Wall corners are mini-chamfer for a clean & straight design
- Berkley Style Interior Doors.
- Designer 3-1/2 Style Base & Door Casing with 4" header & 2 1/4" legs
- Holy-Smooth finish sheet rock walls & textured ceiling with sheetrock wrapped windows
- Upgraded one-tone paint in eggshell finish (choice of 6 available options)
- Sheetrock wrapped 1/2 wall stairways with stained handrail.

Kitchen:

- Designer hardwood cabinets & choice of 5 stain colors
- Spacious Kitchen Island w/ Granite Counter & Bar Overhang
- Luxury laminate wood flooring
- Whirlpool Stainless Steel Gas Range
- Whirlpool Stainless Steel Microwave
- Whirlpool Stainless Steel Dishwasher
- Moen Sto Style single hole pull down kitchen faucet
- Stainless Steel under-mount sink
- Recessed light fixtures
- Pantry with painted wood shelving
- In-sink Garbage Disposal
- Pre-plumbed water line to Refrigerator

Baths:

- Designer hardwood cabinets & choice of 5 stain colors
- Quality Moen Level Faucets (chrome finish)
- Easy-care laminate countertops in Full Baths
- Vinyl flooring
- Pedestal Sink in Half-Bath with Chrome Moen Level Style Faucet
- 5' Fiberglass Tub/shower Combo in Full Baths
- Moen Chrome Chateaus Style Bath & Shower Fixtures

Yearly monthly HOA dues of \$102 cover the following:

- Professionally managed by Treo Community Management
- Herriman Towne Center master HOA
- Exterior water
- Lawn care & ground maintenance
- Building repairs & maintenance
- Snow removal of the streets & sidewalks
- Street lighting
- Structural insurance
- Clubhouse, pool & amenity space

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

*Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Dimensions are approximate. Actual homes may vary from photos and/or drawings which may show upgrades and may not represent the lowest-priced homes in the community. 11/09/2017



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