



Solstice

at Waters Edge

Included Features -

Exteriors:

- HERS scores in the 40's - 50'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)
- Every Home Energy Star 3.0 Tested & Certified
- Prewire for Solar Panel PV Modules
- Innovative modern design by award winning Architetural firm KTGy
- Exterior Finish of Stucco and Composite Siding
- Local Scapes front yard landscaping with automated irrigation system
- 25 year asphalt shingle roofing
- Large, dual-paned, Low-e Vinyl windows (U-value of .35 or lower)
- Exterior lighting in the front, garage & doorways
- Satellite Television Conduit
- Soffit and fascia at roof rafter locations
- Aluminum gutters and downspouts with baked enamel finish
- Insulated steel entry door with deadbolt lock
- Outside waterproof electrical outlets, with holiday outlet & switch
- Hose bibs in the garage and rear of home
- Energy efficiency: R-23 walls & R-60 attic insulation
- Unfinished basements with 2 window wells per plan (finished basements will be offered as optional)

Interiors:

- 9' High Ceilings on Main Floor
- Designer beech wood cabinets in shaker style with choice of 4 stain colors
- Granite Countertops in Kitchen, with Laminate elsewhere
- Laminate wood flooring at entry & kitchen (EVP)
Vinyl flooring in baths and laundry
- Sleek loop, stain resistant, Nylon carpet
- Attached 2 Car Garage w/ Automatic Opener and Transmitters
- Designer Lighting & Hardware in Brushed Nickel Finish w/ 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
- Energy efficiency: R-23 walls and R-60 attic insulation
- Heating & Cooling with 13 SEER central air conditioning unit & 96% high-efficiency furnace
- Energy Star qualified 93% efficiency tankless water heater w/on demand water circulation system
- Fresh Air Recovery System (ERV- energy recovery ventilator)
- Passive Radon Mitigation System
- 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 w/ 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 stariways & loft areas with hand rail

Kitchen:

- Designer beech wood cabinets in shaker style with choice of 4 stain colors
- Spacious Kitchen Island w/ Granite Countertop & bar overhang
- Laminate wood flooring (EVP)
- GE Stainless Steel Gas Range
- GE Stainless Steel Microwave
- GE Stainless Steel Dishwasher
- Chrome Moen Sto Style single hole pull down kitchen faucet
- Dual Bowl Stainless Steel under-mount sink
- Pantry with painted wood shelving
- In-sink Garbage Disposal
- Pre-plumbed water line to Refrigerator

Baths:

- Designer beech wood cabinets in shaker style with choice of 4 stain colors
- Western Pottery Square Drop-in Sink
- Easy-care Laminate Countertops in all full baths
- Vinyl Flooring (also at laundry)
- 5' Fiberglass Tub/shower Combo in Full Baths
- Moen Chrome Chateau Style Bath and Shower Fixtures

garbctthomes.com



*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. 11/09/17



Solstice

at Waters Edge

Plan Exclusive -



Mora:

- 3 Bedrooms
- 2.5 Bathrooms
- 1,460 Finished square feet (Basement sq. ft 569)
- Two car garage w/automatic openers
- 9' Ceilings on the Main Floor
- Private Master Suite w/ Walk-in Closet
- Master Bath w/ Storage
- Open Kitchen with Island & Pantry
- Large Open Great Room
- Laundry Room



Luna:

- 3 Bedrooms
- 2.5 Bathrooms
- 1,539 Finished square feet (Basement sq. ft. 663)
- Spacious Entry
- Two car garage w/ automatic openers
- 9' Ceilings in Main Living Area
- Private Master Suites w/ Walk-in Closet
- Master Baths with Tub/Shower & Water Closet
- Large Open Great Room
- Open Kitchen with Island & Pantry
- Laundry Room



Vega:

- 3 Bedrooms
- 2.5 Bathrooms
- 1,718 Finished square feet (Basement sq ft 756)
- Spacious Entry w/Volume Ceiling
- Two car garage w/automatic openers
- 9' Ceilings in Main Living Area
- Private Master Suite w/ Walk-in Closet
- Master Bath with separate Tub/Shower & Water Closet
- Large Open Great Room
- Spacious Kitchen w/ Island & Walk-in Pantry
- Mud Room W/ Half Bath
- Laundry Room

*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. 6/30/2017



garbetthomes.com

