



features and finishes

Appliances

Included: dishwasher, microwave, double oven, cook top range.

Cabinetry

Selection will include maple or oak. Gourmet kitchen, door hardware included. Vanity cabinets at kitchen height at master bath and standard height at all other bathrooms .

Countertops

Kitchen and master baths: full slab granite. All other tops: laminate.

Drywall Finish

Combination of bullnose and square corners throughout. Custom hand-applied texture to walls and ceilings.

Electrical

Touch type switching throughout. Exhaust fans in all bathrooms. Pre-wire for optional ceiling fan at master bedroom and family room. Light fixture at ceiling of all bedrooms. Lighting allowance included.

Electronics

Telephone, computer and cable TV to all bedrooms, kitchen and family/living room. Complete security alarm system includes two keypads, alarm sound device, two motion control devices, outdoor strobe light and smoke detection. Category 5E phone (RG6Quad Shield) w/main distribution panel and telephone interface included. Pre-wired whole house stereo to master bedroom, study and kitchen nook.

Exterior Finish

Roof - asphalt shingle 50 year, dimensional .

Siding Accents - Masonite, all masonry finishes are stucco and synthetic stone for all elevations.

Windows - Vinyl, energy efficient with low-E glass. Entry door system includes upgraded fiberglass insulated doors, paint finish.

Mountain Plain Homes uses high quality materials and resources in all aspects of your home construction and finish...

All of your features and finishes are listed in alphabetical order on the left. If you have more questions, please call our sales representatives on the site at

720.733.1521



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Fencing

Rear lot and side lot 3 rail fence included.

Fireplace

Natural gas log, energy efficient, direct vent included.

Flooring

Hardwood at entry, nook and kitchen. Tile at: master bath, all other bathrooms and laundry room. Carpet throughout all other rooms.

Garage

Party wall to house drywalled and fire-taped only. Optional full garage finish available. Automatic door openers included with each garage door and remote controls. Insulation package for garage doors included.

Heating and Air Conditioning Systems

Complete, super high efficiency heating and central air conditioning system. 95% A.F.U.E. natural gas furnace, 13 S.E.E.R. Central Air Conditioning, digital energy-saving touch screen thermostat, roof-mounted automatic power ventilator for attic ventilation. Options include automatic whole-house power humidifiers and air filtration systems.

5-year parts warranty by American Standard, manufacturer.

House Insulation

R-15 at all house frame walls. R-30 cantilevers. R-38 blown in cellulose at all attic ceiling areas. R-11 unfinished basement walls.

Interior Trim

All windows and door openings completely encased in wood (paint grade). All interior doors are solid, paint grade. Feature work at living/family rooms in stain grade hardwoods. Handrails and balusters on main and lower levels stain grade hardwoods.

Landscaping

Not included (will design build at an additional cost). Minimum of eight each 8 foot tall coniferous trees are included. Automatic irrigation not included.



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Plumbing Fixtures

Kitchen: deluxe sink under mount stainless steel with chrome/brass faucet and sprayer. Master bathroom: 6 foot clawfoot bathtub or traditional tub in tiled deck platform; under mount china sinks with chrome/brass faucets. Powder bath: pedestal sink with chrome/brass faucet. All other bathrooms: china sinks with chrome/brass faucets.

Special Features

Up to 10 foot ceiling height at main levels, up to 9' 6" lower level ceiling heights at lower level basements, and all unfinished lower level basements are garden or walk out. All lower level basements are unfinished. Complete optional finished basement plans available. Approx. ½ acre lots with city water and sewer and underground utilities. Central vacuum system rough-in only, complete system optional.

StrucSure Home Warranty



Ten year structural warranty included, by **StrucSure Home Warranty**. It covers major structural failure of the load-bearing portions of new homes for 10 years from the day of closing. The guidelines for coverage have been established by the Department of Housing and Urban Development and include defects such as framing members, roof trusses, floor joists and the foundation system.

Plans and elevations are an artist's conception/rendering only and should not be relied upon as a representation of a completed house. The actual home as constructed may or may not contain the exact features and layouts depicted. Floor plans, elevations, features and related information, and information concerning the pricing and availability of our homes, are subject to change without notice. Drawings shown are not to exact scale. should not be relied upon as a representation of a completed house. The actual home as constructed may or may not contain the exact features and layouts depicted. Floor plans, elevations, features and related information, and information concerning the pricing and availability of our homes, are subject to change without notice. Drawings shown are not to exact scale.

Mountain Plain Homes, Inc.
Custom Home Builder for the Discriminating Buyer
823 Countrybriar Lane
Highlands Ranch, CO 80129
Office: 720.886.9605 Fax: 720.886.9609

