



# CLEARWATER H O M E S

## Wild Horse Ranch at Stansbury

### Included Features

#### Community Amenities

28-acre park with soccer fields, baseball diamond, Frisbee golf course, tennis courts, covered pavilion and playground  
Amazing Mountain Views  
Community trail system leading to park

#### Interior

Single Tone Paint  
Wall-to-wall carpet in living areas, hallways, and bedrooms with 3/8" 6lb pad  
9' Main Floor Ceilings  
Luxury vinyl plank flooring in kitchen, nook, and entry,  
Waterproof flooring in baths and laundry  
8' Interior Doors on main level, 6'8" on upper level  
10 Interior Can Lights  
4 Phone or TV Jacks in your location choice  
Pre-wiring for ceiling fans at Family Room & Master Bedroom  
Craftsman/Prairie Style 5.5" Baseboards with 3" Door Casings  
Painted Capped Half wall at Stairs (per plan)  
Painted Bread loaf Style Handrail (per plan)  
Brushed Nickel Front Door Handle Set  
Deadbolt locks on Exterior Doors for Security  
Energy Heel Roof Trusses with R-38 Attic Insulation  
Low E Vinyl Windows  
TJI Floor Joists  
90% Energy Efficient Furnace  
13 Seer Central Air Conditioning System  
40 Gallon High Efficiency Hot Water Heater  
Programmable Thermostat

#### Kitchens

Quartz or Granite Countertops w/Undermount Stainless Sink  
Shaker Panel Kitchen Cabinets with 42" Uppers (java or slate)  
Stainless Steel Appliance Package with 30" Gas Range, Over the Range Microwave and Dishwasher  
Quality Moen Single Handle Chrome Faucet in Kitchen  
Water Line to Fridge  
1/3 HP Waste Disposal

#### Bathrooms

Quartz or Granite Countertops  
Shaker Panel Cabinets (java or slate)  
Separate Tub and Shower units in the Master Bath with Cultured Marble Surround and Semi Euro Shower Door  
Elongated Toilet in Master, Round Toilets in other bathrooms  
Quality Moen Chrome Faucets (Single Handle Chateau Style)  
3 Piece, White, Fiberglass Tub/shower surrounds hall bath

#### Exteriors

Front: Lap siding, stucco and accents of board and batten  
Sides/Back: Stucco  
8' Front Door  
Maintenance Free Landing and Stairs to 4x4 concrete patio  
2x6 framing on Exterior Walls with R-19 Wall Insulation (per plan, some exclusions apply)  
30 Year Architectural Grade Shingles  
Attached 2 car garage with 8' Door with Opener, 2 remotes  
Coach Lighting around Garage  
2 Hose Bibs  
8' wide rear sliding glass door (per plan)