

New Expression Homes LLC.

Pelican Lakes Ranch STD Features

- 8' poured concrete foundation walls with perimeter drain
- 2x6 exterior wall construction With 8' STD wall heights plus vaults per applicable plan
- 6/12 roof pitch
- Cultured stone accents per plans
- R-19 batt in exterior walls with house wrap and low E windows
- R-38 ceilings, R-19 box sills, R-38 at slopes
- Vapor barrier at all ceilings & exterior walls
- Masonite siding, fascia, trim & soffits
- 30 year architectural shingles
 - Steel garage doors with openers no windows and drywall on firewall
- Two basement windows w/area wells
- Low E Energy Star single hung windows with exterior jambs and casing
- Fiberglass exterior doors
- High efficiency furnace
- Central Air Conditioning
- 50 gallon water heater
- Electric at range
- Shut off valves at all plumbing fixtures
- Two frost free hose bibs and two exterior water proof outlets
- Smoke detectors per code in each bedroom
- Stainless steel appliance package including electric smooth cook top range, dishwasher and microwave
- Recessed LED lighting in kitchen
- Water proof can light in shower
- Brushed nickel or bronze lighting fixtures
- Three phone /TV jacks
- Chrome bath fixtures
- Elongated toilets
- 8" stainless steel double sink in kitchen
- Mirrors at all vanities
- Towel bars & paper holders in each bathroom
- Mdf Closet shelving and rod
- Birch cabinets with crown molding on upper cabinets
- Granite level one countertops in kitchen and all bathrooms
- 2 panel hollow core interior doors
- Painted base and painted case
- Carpet in bedrooms and stairs
- Luxury Vinyl Plank floors in laundry room and all baths
- Luxury Vinyl Plank floors in entry way, kitchen, 1st floor hallway, living room, and dining room
- One year Builders Warranty from Time of Close
- Knock down drywall texture with round corners
- 150 amp breaker panel

Builder reserves the right to change specifications for use of improving the product. All sizes are approximate. Items shown in photographs and renderings may not be included in basic price of home. ASK A SALESPERSON FOR A COMPLETE LIST OF UPGRADES SHOWN IN THIS, AND OTHER MODELS.