



Azure Place

Lisa Spencer
Sales Associate
(385) 549-3110

Janie Mathis
New Home Specialist
(801) 456-2476

Included Features -

Exteriors:

- Innovative modern design by firm THINK Architecture
- Exterior finish of stucco, composite, brick, & natural cedar siding
- Localscapes full front yard and backyard landscaping
- 25 year TPO Roof
- Large, dual-paned, low-e vinyl windows (U-Value of .27 or Lower)
- Exterior lighting in the front, garage, & doorways
- Soffit and fascia at roof rafter locations
- Aluminum gutters and downspouts with baked enamel finish
- 8 foot tall, insulated fiberglass entry door with deadbolt lock
- Outside waterproof electrical outlets, with holiday outlet & switch
- 8 foot tall garage door
- Hose bib in the Garage
- 1in rigid foam under exterior coverings, stucco, siding, brick etc.

Interiors:

- 9ft high ceilings on main floor
- Designer woodmont casper poplar cabinets in shaker style w/choice of 4 stain colors
- 2cm granite countertops throughout
- Laminate wood flooring at entry and kitchen (EVP)
- 3/8in ascend for insulation padding
- 12in x 24in luxury vinyl tiles (LVT) in baths and laundry**
- Sleek loop, stain resistant, nylon carpet
- Attached 1-2 car garages w/automatic opener and transmitters
- Designer lighting & hardware in brushed nickel finish w/efficient LED lighting in entire home
- Wi-Fi compatible package (homerun main line in mech room w/coaxial outlet, and ethernet at primary bed, great room, and pantry for Wi-Fi Box.)
- Electric washer/dryer connections
- 20 SEER heat pump unit
- Fresh air recovery system (ERV)
- Digital programmable thermostat
- Smoke detectors in all living areas & bedrooms with a carbon monoxide detector on each level
- Fire sprinklers
- Wall corners are mini-chamfer for a clean and straight design
- Berkley style interior doors
- Designer 3-1/2in style base & door casing w/4in header & 3in legs
- Holy-Smooth finish sheet rock walls & textured ceiling with sheetrock wrapped windows
- Upgraded one-tone paint in eggshell finish (choice of 5 available options)
- Sheetrock wrapped 1/2 wall stairways & loft areas with hand rail
- Electric Vehicle (EV) ready outlet
- Passive radon mitigation system**

Kitchen:

- Designer woodmont casper poplar cabinets in shaker style 42in tall upper cabinet w/ choice of 4 stain colors
- Spacious kitchen island w/ 2cm thick granite countertop & bar overhang
- Laminate wood flooring (EVP)
- Stainless steel electric stove range
- Stainless steel microwave
- Stainless steel dishwasher
- Chrome Moen Tenon style single hole pull down kitchen faucet
- Dual bowl, stainless steel under-mount sink
- 4 recessed LED disk lights
- Pantry with wired shelving
- In-sink garbage disposal
- Pre-plumbed water line to refrigerator
- Pendant light pre-wire hidden in ceiling

Baths:

- Designer woodmont casper poplar cabinets in shaker style adult height w/ choice of 4 stain colors
- Western Pottery square drop-in sink
- 2cm granite countertops at all baths
- 12in x 24in luxury vinyl tile flooring (also at laundry)**
- 5ft fiberglass tub/shower combo in full baths
- Quality Moen – Cia style bath and shower fixtures (chrome finish)

Zero Energy Ready Features:

- 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) [Subject to change] every home Energy Star 3.1 – 3.2 tested & certified
- 4 panel 1.6kW solar PV array standard (per plan)
- Energy efficiency: R-30 walls & R-60 attic insulation 2x6 Exterior Walls with blown-in fiberglass insulation & 1in rigid ext. foam
- Energy Star qualified hybrid water heater w/on demand water circulation system.
- All-electric heating, cooling & cooking

garbetthomes.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. **Represents the Included Features on all homes started as of 05/02/2024. Updated as of 9/10/2024