



**William Lyon Homes**<sup>®</sup>  
*Experience the pride.*<sup>™</sup>

# BRATTON HILL

## Included Features

### INTERIOR FEATURES

- 9' first floor ceilings and 8' second floor ceilings
- Tile flooring in great room, dining, kitchen, entry, bathrooms and laundry room
- Mohawk<sup>®</sup> Top Card carpet with 3/8" pad
- Textured 6 panel doors
- Kwikset<sup>®</sup> Satin Nickel door hardware throughout
- Energy efficient LED recessed can lighting
- Ceiling fans included at Great Room, Master Bedroom and Loft\*
- Chrome plumbing fixtures
- 3½" baseboards throughout
- Shelving above washer/dryer in utility
- PPG<sup>®</sup> multipro flat-Whiskers 1025-3 paint
- PPG<sup>®</sup> Decorator White trim and doors
- Low VOC paint
- Smoke/Carbon Monoxide detectors with battery backup

### DESIGNER KITCHENS

- 42" Shaker-style upper cabinets with 2" crown molding
- Quartz countertops with decorative tile backplash
- Stainless Steel Amana<sup>®</sup> Appliance Package by Whirlpool<sup>®</sup>
- ENERGY STAR<sup>®</sup> rated dishwasher with triple filter wash system
- 30" four-burner free-standing range
- Over-the-range microwave
- Stainless Steel single-basin undermount sink
- 1/3 HP disposal
- Kitchen island with seating space

### SIGNATURE MASTER SUITES

- Raised double vanity with 18" square undermount sinks
- Quartz countertop with 4" backsplash
- Enlarged walk-in shower or separate garden tub and 42" shower with 12" x 12" Ceramic wall tile\*
- Water closet with elongated toilet
- Linen closet or shelving\*

### SECONDARY BATHROOMS

- Raised vanity with 18" square undermount sink
- Quartz countertop with 4" backsplash
- Tub/shower combination with 12" x 12" Ceramic wall tile
- Powder rooms with pedestal sink\*

### SMART HOME FEATURES

- On Q Panel for internet servicing in master closet
- Phone: Cat5e with RJ-11 connectors in Master Bedroom
- TV: RG6 shielded wire with F connector in Great Room, Master Bedroom and Loft

### ENERGY EFFICIENT

- Carrier<sup>®</sup> 16 SEER HVAC system
- Honeywell<sup>™</sup> Lyric Pro T6 programmable thermostat
- R-15 fiberglass batt insulation on exterior walls
- R-38 fiberglass blown attic insulation
- Domestic high strength drywall
- Radiant Barrier Roof Decking
- Rheem<sup>®</sup> Natural Gas Water Heater
- Low-E3 double glazed vinyl windows
- Half screen at all operable windows
- Square D electric service panel 200 amp.

### EXTERIOR FEATURES

- Contemporary Hardie<sup>®</sup> Cemplank<sup>®</sup> lap siding exteriors
- Covered back patio
- Full yard sod and irrigation
- Landscaping package with one tree and variety of shrubs
- Windsor<sup>®</sup> 714 carriage garage door
- White vinyl window frames
- Kwikset<sup>®</sup> deadbolt on exterior doors
- Pre-wired for garage door opener
- 4" Zinc Numbers address marker
- 25 year 3-tab shingles
- 6' privacy fencing
- Two exterior hose bibs

### WARRANTY & CONSTRUCTION

- One-Year Workmanship/Materials Warranty
- Two-Year Mechanical Warranty of Systems
- 10-Year Structural Warranty
- Post tension cable engineered foundation
- Pest defense termite borate wood treatment
- Taexx built-in pest control system in exterior walls
- Professionally engineered framing system
- Third party inspections for quality assurance
- New home orientation

\*Per Plan



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