

# VANGUARD HOMES

'van-gard: at the forefront

## Legacy Series at Daybreak Features

### **ENTRY**

ThermaTru Stained 6'8" Door with Wood Grain Texture (per plan)  
Schlage Single-Action Deadbolt Lock & Handle Set  
Hardwood Floor  
#2 Red Oak Wood Flooring (2 ¼" Planks)

### **KITCHEN & NOOK**

GE Stainless Steel Electric Self-Cleaning Oven  
GE Stainless Automatic Dishwasher (Energy Star Rated)  
GE Stainless Microwave/Vent Hood (Vented to Outside)  
1/3 HP Moen Garbage Disposal  
Ice-maker Water Line to Refrigerator  
Stainless Steel Undermount Double Sink  
Moen Align Single-Handle High Arch Pull-Out Faucet- Chrome  
Staggered Timberlake Tahoe Maple Cabinets with Hidden Hinges  
and Crown Molding  
Staggered Tall Corner Cabinets (where plan allows)  
Adjustable Wall Cabinet Shelves  
Custom Fit Granite Slab Counters with 6"x6" Single Row  
Tile Backsplash  
Recessed Can Lighting in Kitchen  
#2 Red Oak Wood Flooring (2 1/4" Planks)

### **SECONDARY BATHS & POWDER ROOM**

Granite Slab Counters  
Custom Fit Mirror(s)  
Undermount China Sink(s)  
Moen Method Faucet Package in Chrome  
(Shower/Tub Combination)  
Ceramic Tile Tub Surround Includes Tile Accent Band  
China Pedestal Sink with Oval Mirror & Elongated Toilet  
in Powder Room  
Privacy Locks on All Bathrooms  
Ceramic Tile Flooring in Secondary Baths 12x12

### **UNFINISHED BASEMENT**

R-11 Insulation with Vinyl Face  
Pre-Plumbed for One Future Bath (Per Plan)  
mechanical/electrical/construction

### **LAUNDRY**

Vinyl Flooring  
Hanging High/Low Rod and Shelf

### **MASTER BATHROOM**

5-Piece Design Including 2 Undermount China Sinks,  
Elongated Toilet & Soaking Tub  
72" High Clear Glass Shower Enclosure in Chrome  
Shower Seat (Per Plan)  
Ceramic Tile Surround Including Accent Band in Shower  
Fiberglass Shower Pan  
Granite Slab Counters  
Custom Fit Mirror(s)  
Moen Method Faucet Package in Chrome  
Ceramic Tile Flooring 12x12  
Timberlake Tahoe Maple Cabinets  
8" Rain Shower Head, Eco Performance in Chrome

### **LIVING AREAS**

9' Vaulted Ceilings on Main Level (Per Plan)  
Ceiling Fan in Family Room (Per Plan) (Light Kit Optional)  
Ceiling Fan in Master Bedroom with Light Kit (Per Plan)  
Ceiling Fixtures in Secondary Bedrooms  
Decora Light Switches  
Napoleon B36NTRE Gas Fireplace with Stone Surround  
in Family Room  
Door Knobs: Schlage Accent in Brushed Nickel Lever  
Rounded Wall Corners  
Knock-Down Finish on Walls & Ceilings  
Two-tone Paint Throughout with Ceiling & Walls First Tone,  
Trim the Second  
Structured Wiring Upgrade Includes:  
3 Dual Dataport Locations TBD by Homeowner  
Integrated Service Unit (ISU), Additional Lines Will  
Require a Larger ISU at Additional Cost  
Plush Carpeting or Cut Berber (Level 2)  
1/2" 6lb. Rebound Carpet Padding  
Painted Wood Window Sills (Optional in Basement)  
Light Fixture package in Brushed Nickel

### **STAIRS, DOORS & TRIM**

Two-Panel, Logan Shaker Painted Doors with Square Detail  
Pony Walls with Painted Custom Wood Cap  
3 ½" Custom Square Oak Newel Posts (Per Plan)  
Privacy Locks on All Bedrooms & Bath Doors  
Base & Case Colonial Trim Package: Whole House,  
All Casing 2 ½" Base 3 ½"

### **LANDSCAPING**

Preselected plan per Wolf Ranch ACC  
minimum requirements for Front and Back Yard

### **ENERGY EFFICIENT FEATURES**

Variable speed motor with 95% Furnace  
Infiltration Control Package  
Heat System: Sealed Air Returns on ALL Ducts  
Low E- Tan Vinyl Double- glazed windows Filter UV Rays  
Low E- Vinyl Windows in Basement  
Digital Thermostat

### **GARAGE**

2-Car Garage per plan (3-Car Optional)  
R-13 Insulation & Drywall at House Common Wall  
Electric Plug Outlet in Garage on Common Wall  
Pre-Wired for Automatic Garage Door Opener  
Ankmar 8' High Roll-Up Garage Doors  
(Optional Glass Panels & Automatic Opener)  
Insulated Garage Doors

### **MECHANICAL, ELECTRICAL**

50 Gallon Gas Water Heater  
Blown-In Cellulose (R-13) in 2x4" Walls, R-19 in 2x6" Walls  
R-38 Insulation in Attic  
Pex Water Piping  
Carrier 95% Efficient Furnace, Variable Speed  
200 amp Circuit Panel  
Engineered Floor Joists  
Nailed & Glued 3/4" Tongue & Groove OSB Subflooring

### **EXTERIOR**

GAF Lifetime Limited Shingles  
Acrylic Stucco Exterior  
Stone Masonry (Per Plan)  
2x6 Exterior Wall Construction  
10'x10' Slab (Deck on Walk-Out or Garden Level)  
4'x6' Slab at Walk-Out Slider  
ZIP System sheathing with Tape on all Exterior Walls  
Covered Entry/Porch (Per Plan)  
18' Wide Concrete Driveway w/ Swirled Texture  
Exterior GFI Electrical Outlets at Front & Rear  
Front & Rear Hose Bibs  
Gutters & Down Spouts  
Low E-Tan Vinyl Double-Glazed Windows (Filters UV Rays)  
Light Fixtures at Entry, Front of Garage & Rear Sliding Door  
1 at entry, 1 at rear door, 2 on each side of 2 car bay