



VANGUARD
Homes
'van-gård: at the forefront

FEATURES

Emerald Collection at

Wolf Ranch

ENTRY

8' Front Door (Per Elevation)
Schlage Single-Action Deadbolt Lock & Handle Set
6" Mohawk Cattlebaron Birch - 5 Colors
Decora Light Switches

KITCHEN & NOOK

Whirlpool Stainless Steel Gas Cooktop
Whirlpool Stainless Dishwasher with Stainless Interior (Energy Star Rated)
Whirlpool Stainless Pyramid Chimney Hood (Vented to Outside)
Whirlpool Stainless Combo Oven/Microwave Convection in Lower
1/3 HP Moen Garbage Disposal
Ice-maker Water Line to Refrigerator
Stainless Steel Undermount Double Sink
Sleek Spot Resist Stainless One Handle Pull Down Kitchen Faucet
Aristokraft Benton Cabinets with Hidden Hinges
and Crown Molding
Adjustable Wall Cabinet Shelves
Custom Fit Granite or Quartz Slab Counters with 6"x6" Single
Row Tile Backsplash
Flush mount LED Lighting in Kitchen in White
6" Mohawk Cattlebaron Birch - 5 Colors
Dimmer Switches in White

SECONDARY BATHS & POWDER ROOM

Granite or Quartz Slab Counters
Custom Fit Mirror(s)
Oval Undermount China Sink(s)
Moen Iver Faucet Package in Chrome (Shower/Tub Combination)
Maxwell Towel Bars and T.P. Holders in Chrome
6x6 Ceramic Tile Tub Surround
Privacy Locks on All Bathrooms
Ceramic Tile Flooring in Secondary Baths 13x13
Engineered Birch Flooring in Powder Room
Aristokraft Benton Cabinets at Standard Height
Comfort Height Elongated Toilets
Decora Light Switches
Bathroom Fan Timer

**Materials are subject to availability*

MASTER BATHROOM

5-Piece Design Including 2 Oval Undermount China Sinks,
Comfort Height Elongated Toilet & Soaking Tub (Per Plan)
82" High Clear Glass Shower Enclosure in Chrome
Shower Seat (Per Plan)
6x6 Ceramic Tile Surround
Fiberglass Shower Pan
Granite or Quartz Slab Counters
Custom Fit Mirror(s)
Moen Iver Faucet Package in Chrome
Maxwell Towel Bars and T.P. Holders in Chrome
Ceramic Tile Flooring 13x13
Aristokraft Benton Cabinets at Kitchen Height
8" Rain Shower Head, Eco Performance in Chrome
Decora Light Switches and Bathroom Fan Timer

LIVING AREAS

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 Outlets in White
Gas Fireplace with Stone Surround
in Family Room
Door Levers & Hinges: Schlage Solstice in Brushed Nickel
Rounded Wall Corners
Knock-Down Finish on Walls & Ceilings
Two Paint Selections Throughout with Ceiling & Walls First
Color Trim the Second Color
Structured Wiring Upgrade Includes:
3 Dual Dataport Locations
Integrated Service Unit (ISU), Additional Lines Will
Require a Larger ISU at Additional Cost
Cut Pile Carpeting
1/2" 6lb. Rebound Carpet Padding
Painted Wood Window Sills (Optional in Basement)
Light Fixture package option 1 or 2 at Home Lighting
8' Tall Door in Rear
Dimmer Switches in White (Wet Bar, Theater, Great Room, Rec.
Room, Bedrooms, Study)



VANGUARD
Homes
'van-gård: at the forefront

FEATURES

Emerald Collection at

Wolf Ranch

STAIRS, DOORS & TRIM

Two-Panel, Shaker Painted Doors with Square Detail
Pony Walls with Painted Custom Wood Cap
3 ½" Custom Square Hem Newel Posts (Per Plan)
Privacy Locks on All Bedrooms & Bath Doors
Base & Case Anderson Trim Package: Whole House,
All Casing 2 ¼" Base 3 ¼"

ENERGY EFFICIENT FEATURES

Ducted Returns on Mechanical System
Prime Low E- Tan Vinyl Double- Argon filled glass
Prime Low E- Vinyl Windows in Basement
Nest Digital Thermostat
Blower Door Testing with HERS Rated Certificate by 3rd Party
Energy Star Certified

GARAGE

3-Car Garage (Per Plan)
R-13 Insulation & Drywall at House Common Wall
Electric Plug Outlet in Garage on Common Wall
Garage Door Opener at 2-Car Bay
Pre-Wired for Automatic Garage Door Opener at 3rd Bay
8' High Roll-Up Garage Doors
(Optional Glass Panels & Automatic Opener)
Insulated Garage Doors
Occupancy Sensor in White (per code)

LAUNDRY

Sheet Vinyl Flooring
Hanging High/Low Rod and Shelf
Occupancy Sensor in White (per code)

EXTERIOR

Patriot XL Shingles – 4 Standard Colors
Acrylic Stucco Exterior
Stone Masonry (Per Plan)
2x6 Exterior Wall Construction 16" on center
10'x10' Slab (Deck on Walk-Out or Garden Level)
4'x6' Slab at Walk-Out Slider
Covered Entry/Porch (Per Plan)
Concrete Driveway w/ Swirled Texture
Exterior GFI Electrical Outlets at Front & Rear
Front & Rear Hose Bibs
Gutters & Down Spouts
Light Fixtures 1 at entry, 1 at rear door, 2 on each side of
2 car bay on timer
Composite Decking and Top Rail with
Fortress Metal Balusters- 3 Standard Deck Colors (per
site plan)

MECHANICAL, ELECTRICAL

Rheem Tankless Water Heater
Blown-In Fiberglass (R-13) in 2x4" Walls, R-23 in 2x6" Walls
R-49 Insulation in Attic
R-19 in finished exterior basement walls
Pex Water Piping
Trane 96% High Efficiency Furnace, Variable Speed
Zoned HVAC System (2-Story Plans only)
200 amp Circuit Panel
Engineered Floor Joists
Nailed & Glued 3/4" Tongue & Groove OSB Subflooring
Active Radon Mitigation System

BASEMENT FINISH REQUIRED

Priced per plan with Sales Agent

**Materials are subject to availability*

