

# INCLUDED FEATURES FOR MARQUIS AT MORRISON RANCH

## ENJOY COMMUNITY AMENITIES

Green Belt, Volley Ball, Basketball and Tot Lot  
Master Planned Community  
Convenient Gilbert Location

## ENERGY-EFFICIENT CONSTRUCTION THAT CONSERVES YOUR MONEY TOO

Energy Efficient 14 SEER Lennox Air Conditioner  
"Merv 8" Air Filters  
R-8 Flex Duct System  
Gas Furnace and 50-Gallon Hot Water Heater  
Wi-Fi Programmable Thermostats  
"Low-E" Dual Pane Vinyl Framed Windows  
Solar Ready Home – Pre-Plumbed for Solar Panels  
Sprayed Cellulose Insulation in Exterior Wall Cavities  
R-38 Blown Cellulose Attic Insulation  
R-19 Insulated Exterior Wall Design  
Radiant Barrier Roof System  
CFL Bulbs Through-out  
Pre-wired for Ceiling Fans in all Bedrooms, Den, Great Rooms  
and Lofts  
Low Water Plumbing Fixtures & Toilets  
AquaPex Plumbing Systems  
Post Tension Foundation System

## INSPIRING KITCHENS FOR ASPIRING CHEFS

Fairfield Recessed Square Panel Cabinets with Staggered Uppers  
in Choice of Wheat, Spice or Nutmeg  
Granite Slab Countertops  
Stainless Steel Under-Mount Sink  
Stainless Delta Faucet with Separate Integral Sprayer  
Stainless Steel Energy Star G.E. Appliances

- 36" Gas Cooktop with Hood
- 30" Built-In Double Ovens
- 102 Cleaning Jet Wash System Dishwasher
- Space-maker 2.2cu ft. Capacity Microwave
- ½ HP Disposal

Refrigerator Space Pre-Plumbed for Ice-Maker and Reverse Osmosis  
Recessed Can Lighting per Plan  
USB Port at Kitchen with Duplex Charger

## INVITING EXTERIORS

Monterey or Random Spanish Lace Exterior Stucco per elevation  
Choice of Exterior Paint Colors  
Concrete Pavers at Driveway and Walkway  
Coach Lights at Garage per plan  
8' Therma-Tru Door – Painted Fiberglass Front Door  
8' Garage Doors with Windows per Elevation  
Garage Door Opener included on Primary 2-Car Bay Door  
Composite/Wrought Iron Side Yard Gate  
Front Yard Landscape Package with Automatic Drip &  
Smart Module Control System  
Gutters and Downspouts Included

## INTERIORS WITH PERSONALITY

CAT 6 Structured Wiring Package – Including 5 TV, 1 Phone,  
5 Ethernet Data Outlets and 1 Conduit Run  
All Interior Paint to be Low VOC  
Random Skip Trowel Drywall Finish with Rounded Corners  
10' Ceilings on 1-Story Plans and 1st Floor of 2-Story Plans, 9' Ceilings  
on 2nd Floor  
8' Hollow Core Interior Doors  
5 ¼" Baseboards  
Brushed Nickel Interior Lighting Package  
Chrome Interior Door Hinges & Door Hardware  
Tile Floors at Entry, Kitchen, Nooks, Bathrooms, Powder Rooms and  
Laundry Rooms

## LUXURIOUS BATHROOMS –LIKE A DAY AT THE SPA WITHOUT LEAVING HOME

Delta Faucets  
Chrome Bath Hardware  
45" High Plate Glass Mirror at Master Bath & 42" High at Secondary Bath  
Frameless Medicine Cabinets (per plan)  
Executive Height Vanity at Master Bath  
Cultured Marble Vanity Tops with Integral Oval Bowls  
Cultured Marble Surrounds & Pan at Master Bath Shower  
Jacuzzi Brand Non-Jetted Soaking Tub at Master  
Cultured Marble Surrounds with Sterling Tub at Secondary Bath  
Elongated Commodes

**Maracay Homes**<sup>®</sup>  
FLEX DESIGN



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