

# Melton Ridge

## OUR PROMISE

At American Legend Homes, we are working hard to make your life better. Our first priority is to build a quality home that meets the needs of those who live within it. Our homes provide an abundance of space, plenty of storage, fine craftsmanship, designer fixtures and built-in elements that create architectural interest. Energy efficiency, quality, and outstanding customer service, all at a competitive price, are key factors that set us apart.

## ENERGY STAR 3.0 BUILT HOMES

- Low-E almond vinyl divided light windows (on front of home only) with 10-year manufacture's warranty
- Tech-shield® radiant barrier roof decking to reduce heat gain through roof
- Continuous perforated fiber cement soffit around perimeter of home to reduce attic temperatures and increase attic ventilation
- Roof vents located throughout attic that work in conjunction with perforated soffit to reduce attic temperatures and increase attic ventilation
- CFL bulbs in can lights to reduce energy consumption in most areas
- 16 SEER Lennox® air conditioning system with 10 year limited warranty and natural gas heating which includes 14/16 SEER condensers with electronic spark ignition sized according to Manual J calculations per manufacturer's specifications plus mastic seal at duct connections
- MERV 8 air filters
- Programmable Honeywell thermostats reduce utility costs while being user friendly
- R-6 insulated air ducts with returns and transfer grills in bedrooms to stabilize air pressure
- R-13 fiberglass batt insulation in all exterior living area frame walls
- R-22 fiberglass batt insulation in all sloped living area ceilings
- R-30 Fiberglass batt insulation in garage ceiling under living areas
- R-38 fiberglass blow insulation in all flat living area ceilings
- Energy saving water system with rapid recovery natural gas water heaters
- Engineered foundation with engineering inspection before concrete is placed
- Mechanical Fresh Air Intake System
- Energy Star 3.0 compliant and certified

## DRAMATIC INTERIOR

- Open floor plans with impressive vaulted ceilings, elegant art niches, arched openings and gallery niches (per plan)
- 8' solid core square top doors with smooth finish (downstairs only). Elegant 5 1/4" baseboards throughout first floor living areas.
- Designer ceramic tile in entry, kitchen/nook, utility, master and secondary bath wet areas
- Delta® Lahara brilliance stainless plumbing fixtures in baths. Wide spread faucets in master bath
- Dexter® satin nickel door hardware with limited lifetime mechanical & finish warranty
- Rounded drywall corners on main impact areas
- Fyre stone fireplace with 36" firebox, wood burning with gas starter and wire screens
- Choice of multiple custom interior paint colors
- 4 Multi-media outlets for phone, data, cable TV and satellite. 2 CAT5 phones pre-wired for 5.1 surround sound in family room and structured wiring panel
- Pre-wired security system includes hard structured wired contacts on all exterior doors and operable windows with 2 keypads and motion detector
- Recessed can lighting for kitchen, fireplace, hallways, stairways and front porch (per plan)
- Smoke detectors and carbon monoxide detectors interconnected with battery backup located throughout home
- Elongated commodes in all baths
- Utility room includes upper cabinet with conveniently placed shelf and rod
- Designer light fixture package with matching ceiling fans and light kits in master, family and game room (additional bedrooms are pre-wired, blocked, and switched for ceiling fans and light kits)
- Decora style electrical switches
- Powder bath (per Plan) with pedestal sink & framed mirror
- Custom splatter drag texture finish on walls and ceilings
- Paint grade mud room cabinets with cubbies on lower bench and upper cubbies with bead board backing (per plan)

## OPEN STAIRWAY

- Full oak starter step with newel posts and oak handrail
- Stain Grade wood caps & risers with painted skirt to match trim
- Luxurious iron balusters



## CONSTRUCTION DETAILS

- Individually engineered post tension foundation based upon core soil sampling
- Engineered I-beam truss joist floor system on all two story plans with tongue and groove 3/4" subfloor glued and screwed in place to reduce noise from squeaks and creaks
- 10-year limited warranty guaranteed by Bonded Builders
- 16" on center stud spacing
- Custom clay brick elevations with buff mortar and soaring roof pitches and cedar accents (per plan)
- Bricked front porch
- Cast Stone address blocks
- 8' Mahogany 6-panel front entry door stained
- Full yard, zoned programmable irrigation system with rain/freeze sensor
- Full sod front and back yard with professional full landscape package
- Full guttering with downspouts and 3" ADS drain system
- Garage door opener with 2 remotes
- Garage walls and ceiling textured, painted and trimmed with base molding
- Decorative Coach light(s) on front of the home (per plan)
- Two exterior water faucets with frost protection
- Two exterior 110 volt weatherproof outlets
- Fiber cement siding, soffit, fascia and trim (building products have a limited transferable manufacturer's warranty of up to 50 years)
- Salt concrete finish drive way
- Salt finished concrete on lead walk
- 6' stained cedar, board on board privacy fence with steel posts, top rail and 2 gates for backyard
- Dimensional Owens Corning® roof shingles with a Limited Lifetime manufacturer's warranty

## GOURMET KITCHEN

- Beautiful 3 cm granite countertops with demi bullnose edge profile
- Custom crafted painted, stained knotty alder or stained red oak cabinets with raised panel doors and square or eyebrow design
- Built-in refrigerator cabinet
- 30" commercial-style hood vented to exterior
- Furniture style island with two pendant Lights
- 42" tall raised panel upper cabinets with single stage crown molding and hidden adjustable hinges
- Whirlpool® 30" self-cleaning convection oven
- Whirlpool® stainless steel energy efficient dishwasher with fully integrated console
- Whirlpool® 5-burner gas cook top
- Built-in oven and microwave cabinet (per plan)
- Designer ceramic tile floor in kitchen and nook
- Designer tile backsplash laid straight (available in various colors, sizes and styles)
- Delta® Essa Artic stainless pull down faucet with stainless steel under-mount 60/40 split sink

## LUXURIOUS MASTER BEDROOM SUITE

- Drop-in Jetta® soaker tub with tile deck and tile or wood painted to trim tub skirt
- Spacious separate shower with oversized ceramic wall tile and cultured marble shower pan
- Granite countertop with under mount sinks over white painted cabinets
- Designer ceramic tile floor in master bath
- Large 42" framed mirror above each vanity
- Satin Nickel frame with clear glass in master shower
- Choice of clear or obscured bath window
- Elongated commodes
- Elegant Delta® high arc spouts
- MultiChoice Universal valve with separate temperature and volume controls in master shower
- TouchClean shower head

## SPACIOUS MEDIA ROOM (OPTIONAL)

- Media room is pre-wired for 7.1 surround sound
- Conduit for multimedia overhead projector and 110 volt outlet in ceiling
- One fully trimmed 1x1 multimedia location on the appropriate television wall (per plan)
- Designer sconce lighting located on pilaster (per plan)
- Media closet (per plan) with HVAC supply
- Sound Dampening insulation on common walls and floors

## CUSTOM PERSONALIZATION

Each American Legend Home is offered with numerous opportunities for you to integrate your own individual taste and preferences. Professional interior designers are available to help you with all material and color selections at our American Legend Homes Design Gallery. *(By appointment only)*

## CUSTOM OPTIONS INCLUDE:

- 3-Car garages or 2 ½-car garages on specific plans and/or specific lots
- Custom front doors
- Nail-down hand scraped hardwood floors with various sizes and finishes
- Numerous selections of tile and decorative tile pieces laid in a wide array of patterns to fit your style
- Interior and exterior decorative lighting additions
- Multiple selections of appliances to fit your cooking needs
- Impressive extended outdoor living areas and covered balconies
- And the list goes on . . .



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Prices, plans, specifications, square footage and availability are subject to change without notice or prior obligation. Square footage is approximate and may vary upon elevations and/or options selected. Elevation renderings are an artist rendering and are subject to change or modification without notice. Please see Sales Representative for more information.

