

# FEATURES HIGHLIGHTS

## Heritage Series

### STANDARD EXTERIOR

- A custom-designed home specifically for the unique topography of the property. UMDG always strives to take advantage of any sloping terrain to include the maximization of all views for your living enjoyment
- CBS exterior construction primary floors
- 25-Year Architectural Shingles
- Elegant exterior color pallets feature Sherwin Williams prime paint veneers
- Beautifully textured stucco finish
- Rich stone and Hardie-board Siding add architectural design enhancements per plan and elevation
- Engineered steel garage doors to meet the new 2020 Building Code with ultra-grain stain finish, including an automatic opener with two remotes to operate the door
- Grand design Insulated exterior doors with glass insert features
- Limited maintenance of aluminum fascia per elevation
- Sodded and lush, professionally designed landscaping
- Concrete driveways and walkways
- Stylish coach lights (per plan)

### STANDARD BATHROOM

- Ceramic tile surrounding tubs and shower/tub combos
- Hard surface countertops with a decorative edge (Upgrade)
- Featured Design faucets
- Custom owner's shower (per plan)

### STANDARD INTERIOR

- LVT or tile in your choice of colors installed.
- Raised interior panel doors (plan dependent) with satin nickel finish for interior door hardware.
- Lightly textured interior walls
- Custom textured ceilings
- 3-1/4" baseboard trim

### STANDARD KITCHEN

- Efficient designs with generous cabinet space and extra pantry storage
- Laminate countertops
- Stainless Steel Appliances
- Built-in Microwave
- Dishwasher- Stainless Steel
- Waterline for a refrigerator
- Designer cabinetry with 30" wall cabinets (standard)
- ½ HP garbage disposal
- Stainless steel 50/50 under-mount sink
- Pull out faucet

**There are many more outstanding builder features in your new Ultramodern Development Group homes, with various design options and alternative selections allowing you to tailor your brand-new home to your taste and lifestyle.**

# FEATURES HIGHLIGHTS

## Heritage Series

### ENERGY SAVING & ELECTRICAL

- Energy-saving low E double pane vinyl windows
- R-30 Attic Insulation (standard)
- Minimum 15 SEER air conditioning system
- Ceiling fan prewired outlets (per plan)
- Smoke detectors with battery backup
- Carbon monoxide detectors with battery backup (per plan)
- Recessed lighting (per plan)
- Decorative rocker switches throughout
- waterproof exterior electrical outlet
- Modern, energy-saving LED bulbs
- Front door chime
- Prewired for cable TV and internet, choice of 4 drops

### ADDITIONAL UPGRADE OPTIONS

- Elegant Wine fridge available
- Elegant and durable brick pavers on driveways and walkways
- 18" x18" tile flooring is available upon the customer's request
- Designer cabinetry with 42" wall cabinets with crown molding, light rails, and undercabinet lighting
- Quartz countertops with a decorative edge
- Full tile backsplash
- Leynene Attic Spray Open Cell Foam Insulation
- Custom closet upgrades to maximize space
- Custom wiring for cable TV, and internet
- Customized pools, hot tubs, and spas
- Energy-saving programmable thermostats

**Ask your new home designer about any additional optional features you desire in your new home at Ultramodern Development Group.**

