



Standard Features



Ready to make your home a true reflection of you?

Now the fun part – personalizing your home. Our designers will reach out to you to design appointments. You will be contacted by 3 companies:

Saddleback Designs – This is a 2–3-hour meeting at our design center to customize your home by making design selections and builder selections. In addition to options available through the builder, Saddleback offers a wide range of interior finishes to complete your dream home, including flooring, countertops, wall tile, etc... To provide the best service to you, the homebuyer, our designers are available by appointment only.

iWired– During this meeting you will determine the placement of your low voltage wiring for TV and cable outlets. Also included in your purchase is a Smart home/security platform ClareOne that includes a smart thermometer, light switch, remote door lock, video doorbell, motion detector, door or window sensors with accessibility through an app on your phone and/or personal computer as well as a touch screen control panel. iWired offers additional technology products which will tie seamlessly with this system through security, energy, video, and surround sound automation.

Closet Factory – You will determine whether you want the standard closet configuration in your primary closet in white or champagne and have optional features to add to your primary closet and other storage areas of your home.



SADDLEBACK DESIGN
Flooring & Finishes

iWired SM

closetfactory

Ascent Builders, Inc., reserves the right to make changes in all aspects of the unit design including, but not limited to, prices, colors, materials, features, specifications, floor area, model options and availability at any time without notice. Please check with a sales representative for complete up to date details. This brochure is for marketing / informational purposes only. It is not to create any warranty or representation which are contained in contract documents.

STANDARD FEATURES

GENERAL

- 9', 10', 12' & volume ceilings, per plan, each lot will vary
- Private outdoor patios & decks, per plan, each lot may vary
- Optional built-in elevators
- Spacious storage and utility areas, per plan
- Air conditioning pre-wire
- Spacious walk-in closets with Closet Factory custom closet system
- Attached 2-car garages with drywall/ mud / tape
- 8' Overhead garage doors
- Genie Belt drive garage door opener with remote controls and exterior keypad

INTERIOR FINISHES

- Brushed nickel Kwikset door hardware
- Designer matte black light fixtures
- Modern white interior trim and molding
- Raised panel fiber doors
- Custom knockdown wall and ceiling texture
- Quality carpet and pad
- Luxury, easy care no-wax luxury vinyl plank flooring
- Drywall wrapped windows
- Washer/dryer hookups
- Professional designer assistance

EXTERIOR DESIGNS

- Dimensional asphalt shingles with metal accents and 30-year warranty
- Hardi plank siding with stone accents
- Larger patios and decks, per plan
- Composite decking with metal railings
- Concrete driveways
- Professional landscaping with privacy in mind

KITCHEN

- Flat panel, Shaker-style maple cabinetry with crown molding
- Cabinet door hardware various colors / styles
- Whirlpool stainless steel appliances, including self-cleaning gas range, microwave, dishwasher, refrigerator
- Pfister Pfirst Modern kitchen faucet
- Water line for icemaker and water/ice dispenser
- Quartz Countertops
- Undermount stainless steel sink
- Elegant, water resistant laminate plank flooring
- Garbage disposal
- Recessed and custom lighting

ENERGY & ENVIRONMENT

- Dual pane, insulated windows with warranty
- Insulation ratings to equal or exceed: Ceilings R-49, Exterior walls R-20, Floors R-39
- 93% Efficient gas forced air furnace with Programmable setback thermostat
- Navian Super High Efficiency Plus tankless water heater
- Pressure balanced shower valves & conservation efficient plumbing fixtures
- Energy efficient, high performance architecturally designed plans
- Impressive HERS ratings, yielding low energy bills and high dollar savings

WARRANTIES

- 1-year, limited warranty
- 2-year workmanship
- 10-year 3rd party structural warranty
- Lifetime Closet Factory warranty
- 30-year shingle warranty

LUXURY BATHS

- Primary bathroom with Euro-style frameless shower door with bench & poured shower pan
- Ceramic tile surround Designer tile flooring,
- Custom lighting
- Quartz countertops
- Primary Expansive glass mirrors
- Oval undermount dual sinks in primary vanity
- Polished Chrome Pfister bath fixtures
- Many upgraded tile and countertop choices!

SMARTHOME SECURITY

- Category 6E phone / data line ports in study, bedrooms, and kitchen, per plan
- RG6 video wiring in living room and bedrooms
- Smoke/CO2 detectors
- Standard ClareOne Security System & Smart Home Control. Includes: Video doorbell, automated thermostat, Smart door lock, Smart light switch, motion detector, door/window sensors, Touch screen control panel, and mobile app control

clareONE™



Appliances



30 Inch Wide 5.8 Cu. Ft. Slide in Gas Range with Air Fry Mode



30 Inch Wide 1.7 Cu. Ft. Over the Range Microwave



24 Inch Wide 14 Place Setting Energy Star Built-In Top Control Dishwasher with 3rd Rack and Adjustable 2nd Rack



36 Inch Wide 20.5 Cu. Ft. Capacity Counter Depth Side by Side Refrigerator with Accu-Chill and Reach Through Handles

Upgraded packages to KitchenAid and SubZero Wolff available including options for:

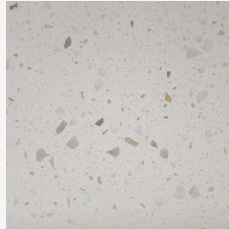
- Gas Cooktops
- Induction Cooktops
- French Door Refrigerators
- Wall Oven / Microwave Combos
- Chimney Hood
- French Door Refrigerators
- + Optional Whirlpool Washer / Dryer

Standard Finishes

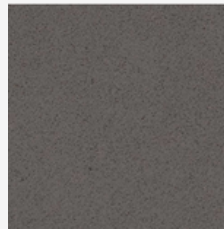
COUNTERTOPS

NUSTONE
QUARTZ

2 CM Quartz



Thassos



Arrowhead



FLOORING


MOZAIK

Waterwise Select
7.5" Laminate



Platte



CARPET


Shaw
FLOORS®

Fireball
6 Lb. Cushion/Pad



6 Colors Available



Limitless upgrade options on tile, countertops, and flooring!

Bathroom Tile

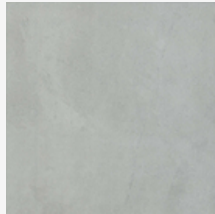


FLOORING

Brook II
13" x 13"



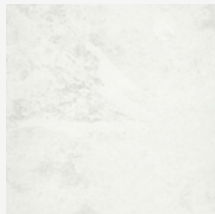
Graphite



Silver



Cream



White



BATH WALL

Catch
Glazed Ceramic
6" X 6" Square

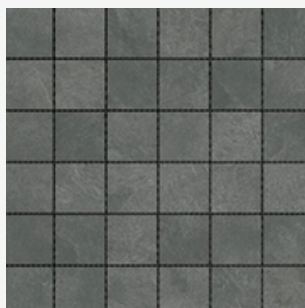


Ice Glossy

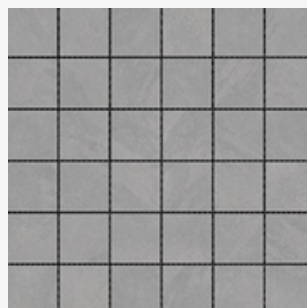


PRIMARY SHOWER PAN

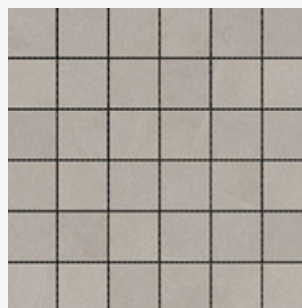
Brook II
2" X 2" MOSAIC



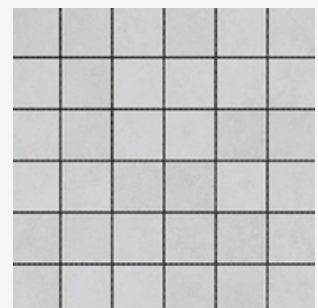
Graphite



Silver



Cream



White

Limitless upgrade options on tile, countertops, and flooring!

Cabinets

Shaker Door

Wood: Maple/MDF with Veneer Panel



Modern Slate

- * Available on all Units
- * 3"W Side, Top and Bottom Rails
- * MDF/Veneer Center Panel
- * Five Piece Drawer Front
- * 5/8" Solid Wood Dovetail Drawer Box
- * Self Closing, Undermount, Softclose, 75Lb Capacity
- * Full Drawer Extension
- * 110 degree Soft Close Hinges, 6 way adjustable
- * Light Birch Interior
- * Framed/Traditional Construction
- * 1/2" Plywood Sides
- * Finished Ends
- * 36" High Upper Cabinets
- * Two Bin Soft Close Base Waste Cabinet
- * 3/4" H Top Trim
- * Cabinet Pulls Included (4 choices)

Upgrades available in HCI and Eclipse with many finishes available!



DOOR PULLS

KOOFIZO

Wide Foot Cabinet Bar Pull



Flat Black

Polished Chrome

Matte Brushed
Nickel

Brushed
Gold

Lighting



Upgrade to a gold package available.

Plumbing Fixtures

Pfister

Pfirst Modern Collection
Polished Chrome



Single Control
Bathroom Faucet



1 Handle
Shower Trim



Tub Spout



1-Handle Pull-Down
Kitchen Faucet

Upgrade to other finish options or the Pfister Colfax Collection!

Home Technology



Inclusions:

- Panel
- Two standard door or window contacts
- One motion detector
- An integrated siren.

Additional motion, door, or window sensors, as well as smoke and glassbreak locations, are optional. Your iWired Technology Designer can review these options during your design meeting.



Google Nest
Video Doorbell



Z Wave Dimmer



Smart Door Lock



Programmable
Thermostat