



# Heritage Village

A Pacific Development Active Adult Community

---

## “Not So Standard” Features

### HOME EXTERIOR

- ☞ Decorative, maintenance -free Stucco and Brick; accent shingles under some gables, decorative stone is optional
- ☞ Architectural Shingles with 30-year warranty
- ☞ Vinyl Dual Pane windows with grid patterns for street facing windows
- ☞ Aluminum maintenance free Soffits and Fascia
- ☞ Aluminum gutters, 5” seamless, with 3X4 downspouts
- ☞ Decorative exterior front doors. Some models with side lights.
- ☞ Two-car garages, remote control with keyless entry pad
- ☞ Two (minimum) exterior weather-proof G.F.I. Electrical outlets
- ☞ Two (minimum) exterior frost-free water spigots
- ☞ In-ground sprinkler system
- ☞ Covered Private patio

### DETAILED INTERIORS

- ☞ Hardwood Flooring in foyers
- ☞ Quality Carpeting
- ☞ Gas Fireplace with mantel
- ☞ Decorator interior doors
- ☞ Lever door handles with coordinated hardware
- ☞ Granite or other solid state countertops
- ☞ GE Electric Appliances
  - ☞ Double wall ovens
  - ☞ Built in Radiant Cook Top
  - ☞ Build in Microwave/Hood with self venting exhaust
  - ☞ 5-cycle Dishwasher
  - ☞ Garbage Disposal
- ☞ Ceramic Tile Flooring in all Bathrooms
- ☞ Generous trim package includes 1 X 4” baseboards with 2 1/2 “ door and window casings
- ☞ Crown molding in select rooms
- ☞ Creative use of natural lighting with vaulted ceilings
- ☞ Jetted tub in Master Bath and cultured marble vanities
- ☞ Glass enclosure for Master Bath Shower
- ☞ Generous Lighting Package
- ☞ Finished garage (drywall only)
- ☞ Washer and dryer hookups

## ENERGY EFFICIENCY AND SAFETY

- 🌀 R-50 insulation in ceiling, R-19 insulation in outer walls
- 🌀 Insulated Low "E" Vinyl Windows
- 🌀 Insulated entry doors
- 🌀 80% efficiency gas furnace
- 🌀 Direct Vent gas Fireplace
- 🌀 High efficiency 50-gallon gas hot water heater
- 🌀 Deadbolt locks on all exterior doors
- 🌀 Hardwired smoke detectors / carbon monoxide detector with battery backup

## MECHANICAL AND TECHNICAL

- 🌀 Poly water pipes with Manabloc Manifold System and ABS drain pipes
- 🌀 Expandable electrical service panel
- 🌀 Pre-wired telephone and TV outlets
- 🌀 Pre-wired for ceiling fans