

Exceptional Features

AWARD WINNING ENERGY FEATURES

- R38 Ceilings, R-22 Sidewalls (Composite)
- **14 Seer Trane™ Heat Pump**
- **TEP Guarantee**
- Energy Star Partner
- Insulated Sill Plates at Frame and Slab
- Passive Fresh Air Exchange and Return Air Paths
- **Better Built™ Thermal Break Dual Pane**
- **Low-E Triple Coated Windows 366 glass**

LUXURY BATH DESIGNS

- 36" Executive Height Vanity in Master Bath
- Vanity w/integral bowls in Master Bath (per plan)
- Cultured Marble Surrounds all Baths - Tub, Vanity and Shower
- Cultured Marble Tub Master Bath (per plan)
- 60" x 36" Garden Tub Master Bath (per plan)
- Medicine Cabinet with Beveled Mirror

UNCOMPROMISING INTERIORS

- **11'+ High Ceiling in Living Room/Great Room**
- Price Pfister™ Plumbing Fixtures
- Designer Light Fixtures
- White or Bone Rocker Light Switches
- 3 Ceiling Fan Pre-wires
- 3 Cable TV Pre-wires and 3 Telephone Jacks
- Security Prewire
- **Mohawk™ Wall to Wall Carpeting**
- **12 X 12 Ceramic Tile in Entry, Kitchen, Laundry and all Baths**
- Raised 2, 4, or 6 Panel Interior Doors
- Deadbolt Locks on All Exterior Doors
- Brushed Nickel Lever Door Hardware
- Rounded Drywall Corners Including Windows
- Hand-Troweled Interior Walls
- **3 Dunn Edwards™ Interior Paint Selections**
- Smoke Detectors
- Pressed Steel Tub in Second Bath
- Art Niches and Pot Shelves (per plan)
- Copper Wiring on all 110v Circuits
- Fiberglass Entry Door
- High/Low Rods in all Closets
- Pedestal Sink in Powder Room (per plan)

EXTERIOR QUALITY & DESIGN

- "True Tucson" Historic Designs
- **2 x 6 Exterior Framing**
- "Sand Finished" Stucco Exterior
- Fully Finished Garage Interiors
- Exterior Door from Garage to Yard
- Automatic Garage Door Opener with 2 remotes
- Rough Sawn Covered Patio (per plan)
- Rear Masonry Walls
- Exterior 110v GFI Outlets on Front and Rear of Home
- Front Landscape Package w/Automatic Drip System
- Concrete Drive & Sidewalks
- Hose Bibs Front and Rear
- **Impasse™ Termite Blocker**
- **5-Year Bayer™ Premise Termite Warranty**
- 2/10 QBW New Home Warranty
- **3000 psi Structural Post Tension Foundation**
- 7 Dunn Edwards™ Exterior Color Package Selections

STATE OF THE ART KITCHENS

- Cardell™ Flat Panel 36" Beech Cabinets
- Roll Out Shelves in Select Cabinets (per plan)
- **Granite Countertops**
- G.E.™ Self-Cleaning Range
- G.E.™ Oven/Microwave
- Ultra Quiet G.E.™ Pot Cycle Dishwasher
- Insinkerator™ ½ HP Food Disposal
- Sterling Stainless Steel Sink with Tilt-out Tray
- Price Pfister™ Chrome Designer Faucet w/Sprayer
- Icemaker waterline to Refrigerator

BEDNAR "TRUE TUCSON" OPTIONS

- Knotty Alder Exterior Doors
- **Viga and Plank or Beam and Plank Ceilings**
- **Beehive Fireplaces**
- **Courtyard Walls and Santa Fe Arched Gates**
- Adobe see thru "A" design Courtyard Wall
- Wrought Iron Niche Inserts
- Complete Security System with 1 year of monitoring
- Expansive Kitchen Islands
- 2' or 4' Garage Extensions (per plan)
- Custom Designed Entertainment Centers
- Rusted Metal Garage Doors
- Extended Patios (per plan)

Standard features may vary per plan and are subject to change without notice. T.J. Bednar reserves the right to modify plans, specifications and features without obligation or substitute material of equal or better quality if and when necessary. Any dimensions or square footages are approximate. No offer to sell or lease can be made and offer to purchase can be accepted prior to issuance of Arizona Public Report. ROC#049031 8/13/2008