

Richmond Homes

Luxury Features for Tuscany Villas

Mechanical and Energy:

Engineered foundation design, inspected and certified, post tension reinforcement, 3000 psi concrete.
100% Masonry Construction on four sides (Austin Limestone, Brick, or Stucco).
Atlas Pinnacle 35 year architectural dimensioned asphalt roofing shingles.
Super Tuff-R high performance foam board barrier to outside air, moisture, temperature, and sound.
Outdoor Woodburning 42" Fireplace with Limestone Hearth.
General Aluminum Low-E 1500/1900 Series dual pane windows. Adobe frames, internal grids on front.
Metal Clad exterior secondary doors with insulated glass and internal privacy blinds at bedroom locations.
Continuous Vented Soffit system w/vented ridges for maximum attic cooling.
R-17 Wall insulation (including R-3.6 foamcore) and R-38 Blown ceiling insulation.
Radiant Barrier Roof Sheathing (Coolply) - this innovative product provides improved attic cooling in the summer and improved attic heating in the winter.
Windows and Exterior Doors polysealed throughout.
Dual High Efficiency Carrier Heat Pumps rated at 14.0 SEER with two-zone damper system.
Honeywell Vision Pro 8000 touch screen fully programmable thermostats.
Propane stub for gas logs in living room fireplace, cooktop and rear patio.
Interior Soundproofing at all bath and laundry areas.
TJI 350 Series floor joist system w/3/4" tongue and groove sub-flooring on 2nd story.
Dual quick recovery water heaters (50gal + 65gal) in optimized locations.
Insulated Hot Water lines under concrete slab to minimize heat loss transfer.
Pre-plumbed for Water Softener Unit
Large covered patio with custom T&G cedar style ceiling and cedar trim. Washed Agg. patio surfaces.
Triple Side Entry Garage, finished inside complete w/ baseboards, attic access and fluorescent lighting.
Ample, well lit storage space above garage area (250-300 sf).
Heavy duty 18x7 and 9x7 steel raised panel garage doors with openers.

Interior and Decor:

Sherwin Williams custom enamel paint two-tone decorator selected package.
Custom Alder/Oak/Maple cabinets throughout w/ raised panel doors, concealed hinges, adj. shelving.
Masonite Two Panel Arch Top interior doors w/ oil rubbed bronze hardware., hinges and doorstops.
Safe 'N Sound solid core doors at all bedroom locations.
Solid Mahogany "St Charles 2/3 lite" 8' front doors w/Wrought Iron Grille Design.
"Tuscany" interior decorator details, including textured walls in main living areas, arched top windows, exposed solid wood ceiling beams, interior stone walls and treatments, six-inch round interior columns with Tuscan base and capital accents, rounded corners, and select crown mouldings.
Brick or Stone Arch over kitchen cooktop w/roof-vented high output 400 cfm hood.
Granite countertops (3cm) in kitchen and bathrooms vanities w/tile or natural stone backsplash.
Stainless Steel two compartment undermount 60/40 designer kitchen sink w/intregal sprayer.
Woodburning or propane gas fireplace w/ floor to ceiling custom masonry facing and raised hearth.
Built-in bookcase in Office, built-in cabinetry in Media Room
Built-in corner china cabinets in formal dining w/glass doors & granite tops (some plans).

Interior and Decor continued:

Jacuzzi "Riva" 6' jetted oval acrylic tub in master bath w/full surround tile decking.
Separate oversized master shower w/frameless glass door and panel.
Kohler "Wellington" drop-in lavatories in all baths. Almond finishes in Master and Hall baths.
Kohler cast-iron tub/shower in hall bath, full tile shower in third bath. Powder room w/ Pedestal sink.
Upgraded Delta Rubbed Bronze bath fixtures throughout w/Danze Rain Shower in Master.
Exhaust Fans in all bathrooms.
Utility sink in Laundry Room.
Walk-in closets w/ extensive custom shelving or sliding bi-pass doors in wardrobe closets.
200 AMP Main service panel with sub-panel for bedroom circuits.
"Decora" smooth wall switches and outlets throughout.
Floor Outlet in Family Room.
Pre-wired for surround speakers and sub-woofer in audio/media room.
GE Smart Connection low-voltage center for all cable TV (RG-6) and multi-line phone (Cat5) connectivity.
TV and Telephone pre-wired for 3 lines in all bedrooms, office, media, kitchen.
Upgraded lighting package w/ ceiling fans in all bedrooms, living and family.
Recessed cans, spotlighting, accent, undercabinet lighting and other indirect lighting all standard.

Appliances: All Stainless Steel:
Kitchen Aid Gas cooktop - Architect Series 36" w/5 sealed burners
Kitchen Aid Double Electric Wall Oven w/full electronic controls and graphic display.
Self cleaning w/CleanBake hidden elements and Architect series handles.
Bosch "IntregaDesign" Series Dishwasher w/concealed elec. controls
Sensotronic wash feature w/extremely quiet (54dB) silence rating.
Kitchen Aid Microwave 1.4 cu. ft. capacity electronic controls, 1000 watts
Kitchen Aid Wine Captain built in island

Flooring: Ceramic tile throughout all kitchen, laundry, baths and hallways, including office.
Wood flooring in Living / Entry / Dining
Wall to wall carpeting with upgraded pad in all bedrooms, closets, media and stairs.

Exterior and Safety:

100% underground utilities.
Underground propane tank (320g)
14' Wide washed aggregate driveway, patios, porches and walkways.
Circle drive included to 1600sf.
Deluxe Sod-landscape and irrigation package for all front yard areas.
Pre-wired for Security System incl motion w/all doors & windows contacted.
Switched exterior Christmas light receptacle for easy holiday exterior illumination.
Exterior rear security double floodlights.
Security deadbolts on all exterior doors.
Delta scald-free shower faucets.
GFCI outlets in all "wet" locations.

Note: Richmond Homes may elect from time to time to vary from standard features and/ or substitute w/upgraded or similar brand names or materials. As Built features supercede standard home features. Subject to change without notice.