

SHASTAN HOMES AT GLENWOOD AVENUE
FEATURES AND OPTIONS
WWW.SHASTANHOMES.COM

530-520-3146

Baths

- Tile floors
- Acrylic surrounds at tubs
- Separate tiled, walk in showers for some plans
- Euro style tempered glass enclosure at Master Bath shower in some plans
- Cabinets - See Cabinets heading
- Tile countertop with backsplash
- Vitreous China sinks
- Quality fixtures

Cabinets

- Hardwood - Birch or Beech
- Upgraded wood choices available
- Inset panel doors
- Hidden European style hinges
- Melamine interiors
- Low VOC finishes
- Crown mouldings at uppers

Electrical

- 200A main panel
- Blocked and wired for ceiling fans in Master bedrooms and living spaces
- Structured Media Panel
- CATV and telephone jacks in multiple locations
- Pre-wiring for security system available

Energy Conservation

- All of our houses exceed Title 24 requirements for energy efficiency
- Low E, argon filled dual glazed windows

- Optional SolarBan 70XL glazing to substantially reduce summer heat gain
- Optional radiant barrier roof sheathing
- R-15 rating at wood sided walls, R-19 at plastered walls
- R-51 insulation in attic, including garage

Exterior

- Stucco and sided elevations
- Covered patios
- Dual pane vinyl windows
- Quality skylights
- 30 Year composition shingle roof
- 7' tall wood privacy fence around the yard with (2) 4' gates, and galvanized metal posts for longevity
- Fine texture finish for exterior stucco

Garage

- Many of our garages are larger than our competition
- Fully finished and insulated
- 8' tall Insulated sectional rollup door

Interior

- Quality Shaw carpeting
- 9' ceilings
- Coffered ceilings in many rooms
- 8' tall, paneled interior doors
- 3-1/4" wide casing, and 5-1/2" tall baseboards
- Bullnosed sheetrock corners
- Kwikset lever type door hardware in satin nickel finish

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- Clean burning, direct vent fireplace with tile surround, mantle and hearth

Kitchen

- Tile floors
- Corner access system for hard to access lower cabinets
- Roll out trash bins
- Optional Rollout trays
- Cabinets - See Cabinets heading
- Granite or Corian countertops
- Full backsplash
- Upgraded countertop selections available
- Quality fixtures
- Stainless steel sink standard
- General Electric (GE) appliances
- GE Profile series upgrade available
- 36" gas cooktop (30" in Plan 1)
- 30" gas oven - some plans have a double oven
- Bosch dishwasher upgrade available
- Choose from gas or electric appliances
- Recessed fluorescent can lights
- Under cabinet fluorescent task lighting

Landscaping

- Front yard landscaping with automatic sprinklers
- Irritrol Smart Dial controller upgrade available

Laundry

- Laundry sink in most plans
- Upgrade options available for cabinets and counter tops
- Gas and 220V outlet for dryer

Mechanical

- 14.0SEER/12.0EER Air conditioner
- 90% AFUE furnace
- Upgraded systems available
- R-6 insulation on ducts
- Optional whole house fan

Plumbing

- PEX supply piping
- Insulated hot water piping in attic
- Rinnai Tankless water heater upgrade available

Quality

- Crack membranes installed under all tile floors
- Higher quality lumber used to frame walls, and stringent quality guidelines for the finished product
- Only quality Kelly Moore paints used for both exterior and interior