



# Ballard Ridge

## RUBY SERIES STANDARD FEATURES

### KITCHEN

- Whirlpool Stainless Steel Dishwasher
- Whirlpool Stainless Steel Electric Range
- Whirlpool Stainless Steel Over-the-Range Microwave
- Echelon Maple or Birch Advanced Series Cabinets
  - Choice of 3 Door Styles
  - Choice of Stained Finish
- Laminated Countertops
- Stainless Steel Kitchen Sink
- Delta Faucets
- Ice Maker Hook Up
- Garbage Disposal

### BATH

- Echelon Maple or Birch Cabinets
- Cultured Marble Vanity Tops
- Chrome Delta Faucets
- Elongated Toilets
- Chrome Rods and Toilet Paper Holder
- Square Mirror over Vanities

### MECHANICAL ITEMS

- Electric Heat Pump
- 50 Gallon Electric Water Heater
- 200 AMP Electrical Services
- Block, Wire & Install for 2 Interior Ceiling Fans
- 1 Set of Flood Lights
- Pre-wire Cable & Phone Outlets (Total of 5)

### SMART HOME PACKAGE

- Smart Thermostat
- Intelligent Lighting
- Smart Home Security Panel (monitoring optional)
  - 1 Motion Detector
  - 3 Door Detectors
- 1 App Control

### INTERIOR ITEMS

- Hardwood or LVT Foyer (per plan)
- Carpet in Bedrooms, Hallways, Family Room Areas
- Vinyl in Kitchen, Bathrooms, & Utility Room
- Choice of One Wall Color from 4 Paint Selections
- Ceilings Painted White
- All Trim Painted White (semi-gloss)
- 6 Panel Elite Interior Doors
- Colonial Trim Package: (2 1/4" Casing & 3 1/4" Base)
- Attic Storage (per plan)
- Ventilated Shelving
- Brushed Nickel Interior Door Knobs & Hinges
- 8 Foot Ceilings
- Garage Drywall Hung & Rough Taped (not insulated)

### EXTERIOR ITEMS

- 30 Year Dimensional Shingles
- Drain Tile Around Foundation
- Flat or Dutch Lap Siding (includes 8" white band at bottom)
- Broom Finished Sidewalk from Front Doorway to Driveway
- Brick Foundation
- 60' Gravel Driveway
- Tilt-out Single Hung Vinyl Windows with Screens with Grills
- Gutters & Downspouts
- Black Powder Coated Aluminum Rails Front Porch & Steps
- Salt Treated Deck or Concrete Patio (120sf)
- Front Entry Garage
- Automatic Garage Door Opener w/ 2 Remotes
- Finish Grade, Seed & Straw Disturbed Areas
- Side Gable Overhangs
- Ridge Rent
- Up to 40' Clearing in Front & Rear yard, & 30' in Side Yards
- Well/Septic