

Phantom Ranch

Luxury Included Amenities:

- Underground utilities including Natural Gas. City of Williams water/sewer impact fees paid by builder.
- Vertical Board & Batt Smart siding with 50-year warranty.
- 30-year shingle roofs with metal roofs as per model.
- 2 x 6 exterior walls with 9' tall flat ceilings in Oakley and Hadley
- 2 x 6 exterior 9' tall walls with vaulted ceilings in Chelsea and Elyssa
- Spray foam ceiling and wall Insulation in livable areas.
- Low-E Dual Pane windows with drywall wrap.
- Sliding door to patio with covered paver patio.
- Paint grade 2 panel, 8' tall interior doors, 3" casing and 3" base.
- Stained shaker style cabinets in kitchen with 36" uppers.
- Stained shaker style cabinets bathrooms, & laundry room.
- Granite countertop in kitchen with 4" backsplash.
- Cultured marble bathroom tops with 4" backsplash and rectangular sinks.
- Engineered vinyl flooring in entry, Kitchen, dining, bathrooms, laundry room, and hallways
- Carpet in bedrooms, closets and living room.
- Lighting package.
- Delta Chrome plumbing fixtures. Stainless steel kitchen sink and faucet. Fiberglass master shower and guest fiberglass tub and shower
- 40 Gallon Gas water heater.
- High-efficient 85% gas furnace.
- Stainless Steel appliances: Refrigerator, Range, Microwave, Dishwasher
- Belgard paver driveway, entry walkway and patio as per plan.
- Landscape package including trees, shrubs, and drip system
- Cedar Fencing as per HOA guidelines

