

# Freedom Ranch

## INCLUDED Features Sheet - Single Family Home



FLINTROCK  
BUILDERS

### INTERIOR | INCLUDED FEATURES

- Glue down Luxury Vinyl Plank throughout
- 8 Foot plate around exterior walls
- 9 Foot vault in Living, Kitchen, Entry, and Primary Bedroom (per plan)
- 6'8" Interior doors
- Squared corners on walls & windows
- Two-tone Sherwin Williams paint
- Medium Monterey drag texture
- LED disc lights throughout
- Ceiling fans in the Living Room and Master Bedroom.
- 1x6 Smooth pine baseboards & 1x4 smooth pine door casings
- Chrome bath hardware
- Kwikset Cove satin nickel
- Moen Chrome Plumbing fixtures
- Dining Chandelier and Kit Pendants (2)

### KITCHEN | INCLUDED FEATURES

- Stainless steel freestanding glass top range
- Stainless steel built-in dishwasher
- Stainless steel microwave & vent hood combo
- 3 CM Granite countertops
- Ceramic tile kitchen backsplash
- Stainless Steel Undermount Kitchen Sink
- Garbage Disposal
- 42" Upper cabinets with crown trim
- 34.5" Base Cabinets
- Dupure classic single-stage filtered water tap at the kitchen sink

### BATHROOM | INCLUDED FEATURES

- 3 CM Granite Countertops
- Stand up shower with glass doors & ceramic tile walls in the Primary Bathroom
- Ceramic tile walls in the Secondary tub/shower combo
- Elongated Toilets
- 34.5" Base Cabinets

### EXTERIOR | INCLUDED FEATURES

- Three-tab Shingles
- Side and Rear fiber cement board and batten with a 25-year warranty
- Front Elevation with a combination of rock, brick, and/or siding (per plan elevation)
- Modern 5-inch, raised nail on numbers
- Two-tone Sherwin-Williams Paint
- Covered Patios (Per Plan)
- 6'8" Six-light Craftsman-style front door
- 6'8" Half glass rear door with integrated blind inserts
- 7' Garage Door
- Full Yard Bermuda sod with front yard flower bed
- Full yard programmable sprinkler system
- 1x6 Pressure-treated cedar picket fence with wood posts and a 48-inch gate
- Broom finished concrete driveway
- Electric Deadbolt matte black, non-Wi-Fi
- Borate Termite Treatment applied at the framing stage
- Bulwark pest service with a 60-day bug-free guarantee

### ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc Lighting & Bulbs
- Stand Up 50 Gallon Water Heater
- 15-seer HVAC System with programable thermostat

### HOA

- N/A

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\*\*\*Builder reserves the right to change features without notice\*\*\*

Features As of 6/10/2025