

CIVANO®

Presidio

INCLUDED FEATURES

PEPPER VINER QUALITY FEATURES:

- ◆ Unique Southwestern architecture
- ◆ Open floor plans with abundant natural light
- ◆ High volume ceilings per plan
- ◆ Eight foot entry door
- ◆ Paneled interior doors – choice of 3 styles
- ◆ Stylish lever door handles – choice of 3 finishes
- ◆ Hand troweled texture interior walls & ceilings
- ◆ Rounded corner drywall
- ◆ Choice of 6 exterior paint colors & 6 interior paint colors
- ◆ Cultured marble vanity & surround at master bath
- ◆ Covered patio/porch
- ◆ Slump block rear yard walls
- ◆ Street side landscaped yard with automatic drip irrigation
- ◆ Garage door opener with 2 remote controls
- ◆ Pre-wired for 4 telephone outlets & 4 cable TV outlets
- ◆ Pre-wired for ceiling fans/lights in all bedrooms plus one living area
- ◆ Granulated adhered roof system, low maintenance

ENERGY FEATURES:

- ◆ Energy Star rated homes inspected by 3rd Party
- ◆ 2x6 exterior walls with R-19 insulation
- ◆ Open cell foam insulation at ceiling
- ◆ Low E dual pane windows w/ vinyl frames
- ◆ 2.0kW Photo Voltaic Solar System Lease 20 years
- ◆ 13 SEER high efficiency air conditioning
- ◆ Digital programmable thermostat
- ◆ House Wrap on exterior walls
- ◆ Window wrap at all windows
- ◆ Smoke detectors and CO detectors

GOURMET KITCHENS:

- ◆ Quality Frigidaire appliances
 - Range - Dishwasher - MicroHood
- ◆ Heavy duty disposal (1/2 hp)
- ◆ Fully formed laminate countertops
- ◆ 36" Oak cabinets with recycling
- ◆ Kohler Toccata stainless steel sink
- ◆ Kohler Coralais pullout sprayer faucet
- ◆ Water line for icemaker
- ◆ Spacious pantry (per plan)

ELEGANT OWNERS' RETREAT:

- ◆ High volume ceilings per plan
- ◆ Walk-in closet
- ◆ Compartmentalized toilet
- ◆ Full length vanity mirror
- ◆ Executive height vanity
- ◆ Cultured marble shower surrounds
- ◆ Cultured marble vanity with integral bowl
- ◆ Elongated toilet bowls

SUPERIOR LOCATION:

- ◆ Popular east side setting
- ◆ Convenient to shopping, medical facilities, restaurants & community recreation
- ◆ Vail school district
- ◆ Scenic mountain views

DESIGNflex POSSIBILITIES:

- ◆ Custom entry courtyards
- ◆ Fireplace and entertainment centers
- ◆ Intercom and stereo systems
- ◆ Upgraded appliances, cabinets and flooring



The decorations, wall treatments and special landscaping to the model homes are not included in the purchase price but are for the purpose of providing buyers with helpful, practical and exciting decorating ideas. See your sales associate about how Pepper Viner Homes lets you choose optional features that allow you to customize your home. Builder reserves the right to substitute equal or better materials or components during construction.

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