

# STAFFORD included features



## ✓ BUDGET BUYING POWER

Every Ideal home is unique. Each home comes standard with a selection of gorgeous quartz countertops, custom wood cabinets, and so much more. You may also decide to add additional options to the included features when designing a custom home. We intentionally do not over pack costly features into every home's base price and instead help you pick and choose the best upgrades for your budget and taste. This saves you money while giving you the most impact for your buying power.

### CUSTOM HOMES



Choose features from the largest design center in Oklahoma for your custom home. We help you stay within your budget by allowing you to select your upgrades before finalizing your pricing. If you wish to add a larger patio, wood flooring, or more, you can do that easily at your design appointments.



If you're considering a pre-designed home, it will include unique features that our designers hand-selected just for your specific home to make it one-of-a-kind. No two homes are exactly alike. Our team chooses outstanding upgrades that make our pre-designed homes feel luxurious from wood flooring to tiled showers.

### PRE-DESIGNED HOMES





## INCLUDED FEATURES OF THE STAFFORD FLOOR PLAN

- IDEAL peace-of-mind warranties
- 40" upper kitchen cabinets
- Extended garage
- Primary shower tiled walls
- Ceiling fan in primary bedroom and living room
- Smart tankless water heater
- Guaranteed heating and cooling usage
- Built-in stainless steel GE appliances
- Primary suite recessed shower with frame enclosure
- Gas grill connection on back patio
- Exceeds 5 Star Energy Efficiency Rating
- ...and much more



## INCLUDED FEATURES OF EVERY IDEAL HOME

- 1-year builder warranty covering error or defects
- Quartz countertops
- Tiled kitchen backsplash
- Beautiful lighting packages
- Upgraded low-sheen paint throughout the home
- Fully fenced yard (Dow's Hills options vary)
- 30-year laminated shingles
- Two exterior faucets
- Covered back patio
- Tornado ties and anchors
- Smart programmable thermostat
- 10-year structural warranty
- Custom solid-wood cabinetry
- Stainless steel microwave, dishwasher, and oven
- Upgraded tile and carpet options
- Ceiling fan in the living room
- Fully sodded yard with trees & landscaping (Dow's Hills options vary)
- Guttering at front entryway
- Two exterior electrical outlets
- Enlarged garage (on select plans)
- Smart garage door opener





# TECHNICAL SPECS

## ENERGY EFFICIENCY

- Vinyl Low-E windows
- Blown-in R-15 attic insulation
- R-8 mastic sealed HVAC ducts
- Fresh-air ventilation with fan recycler
- Moisture barrier below slab
- 96% efficient gas furnace
- R-38 attic insulation
- 16 SEER air conditioner condenser
- Tyvek house wrap
- Perimeter slab insulation
- Guarantee on heating and cooling usage for 3 years (excluding Infinity homes)

## EXTERIOR FEATURES

- 30-year laminated shingles
- Two exterior faucets
- Brick exteriors with siding accents
- Landscaping with two 2-inch caliper trees
- Wood fence with a gate (excluding Dow's Hills)
- Designer exterior lighting
- Guttering at the front entryway
- Two exterior electrical outlets
- Fully sodded yard (some exclusions in Dow's Hills)
- Insulated fiberglass entry door
- Covered back patio
- Concrete patio and porches

## INTERIOR FEATURES

- Custom solid wood stained maple cabinets
- Tile backsplash
- Garbage disposal
- Quartz countertops
- Kitchen exhaust fan vented to exterior
- Single-color, low-sheen paint throughout the home
- Ceiling fan in the living room
- Smart programmable thermostat
- Electric dryer connection
- Refrigerator bump out with side panel
- 36 inch-tall bath vanities
- Hand-textured walls
- Tilt-out storage trays at the kitchen sink
- Stainless steel electric stove, oven, and microwave
- Ceramic tile flooring in the entryway, kitchen, breakfast area, bathrooms, and utility
- Water supply line for ice maker
- Chrome faucets in kitchen and bathrooms
- Choice of finishes for light fixtures
- Smart garage door opener
- Smoke and carbon monoxide detectors
- GFCT and Arc Fault electrical circuits
- Secondary bath headknocker cabinet
- Baseboards throughout the home
- Raised ceilings in each home design

