



SYLER CONSTRUCTION

FLOOR PLAN & PRICING GUIDE



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2022 Standard Features:

Items with ** are above builder-grade standards

Warranty:

- One year limited warranty
- Punch-list done at 90 day and 1 year

Exterior:

- Cultured stone design per plan
- All elevations of the house to be constructed out of Stucco / LP Smart Siding varies per plan.
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- Smart trim on fascia per plan
- 12" smart soffit with cut in vents
- Windows come in white vinyl, with grills on the front of the house only, low e glass, and screens. Window type varies per plan
- Window well per plan

Exterior Items above builder-grade standards

- Lifetime architectural shingles over 15 pound felt, metal valley, and drip edge **
 - CertainTeed Belomont Series Black Granite for lots: 1-51 and 61-69.
- Seamless, color matched gutters that include 2x3 downspouts with buried downspout extensions 5 feet away from the foundation **
- Garage doors are 8 foot tall and include openers**
- Landscape allowance per DRC requirements **
- Irrigation system designed per lot **
- Covered Deck
 - Decks are of Trex material for decking (Colors: Clam Shell or Saddle) and black steel handrails and spindles**
- All foundations types (full dig, daylight, & walkout) included at no added cost**

Interior trim:

- Large base boards in main areas, smaller casing in secondary areas
- Crown molding in box vaults per plan
- Custom wood mantle over fireplace
- Door hardware in ORB or Satin Nickel finish, Handle-set on front door, levers throughout the rest of the home
- Decorative metal spindles on staircase

Interior Trim Items above builder-grade standards

- Crown headers over Great Room Windows **
- \$6,000 allowance to use for custom ceiling/wall treatments from our selection guide **
 - See Page 10 of Selection Book
- Decorative wood mirror frame above all vanities **
- Wood end caps on stairs **

Mechanical, plumbing, and lighting

- 1/3 HP Air switch for garbage disposal
- 2 exterior hose bibs
- Delta plumbing included in ORB or Satin Nickel finish
- Rectangular vanity sinks
- PEX plumbing supply lines
- 200 AMP electrical services
- TV outlet included in 3 areas
- Ceiling fan in great room, master, and covered deck-if applicable, however all secondary rooms are pre-wired for future ceiling fans
- All other lighting is budgeted per plan
- 13 SEER HVAC equipment
- Digital Thermostat

Mechanical, plumbing, & lighting above builder-grade standards

- Humidifier **
- An outlet in the garage and pantry **
- Black 50/50 or 60/40 Silgranit sink in kitchen **
- Sump pump on all plans **
- Radon ventilation through roof **
- Basement stubbed for future full bath/bar if basement not finished **
- 96% efficient gas furnace **
- 50-gallon power shot water heater **

Cabinets, flooring, countertops

- Mudroom bench-varies per plan
- ORB, Satin Nickel, or Chrome hardware
- Tile backsplash in kitchen and basement bar if applicable
- Tile floors in all bathrooms/laundry/bar floor, tile floor master bath shower
- Carpet in bedrooms/bed closets
- Upgraded carpet on stairs
- Rustic Red Oak random length/width hardwood floors on main level-placement varies per plan
- Matte finish paint on walls, Enamel on trim/doors

Cabinets, flooring, & countertops above builder-grade standards

- Cabinets to ceiling in kitchen
- Stone countertops on all surfaces**
- Stainless GE appliances in kitchen-30" gas cooktop, dishwasher, built in microwave/oven, & stainless steel hood **
- Up to 3 interior colors and 1 stain color **
- Double trash pullout in kitchen **
- Full extension glides throughout **
- (1) shampoo niche & seat in master shower **
- Tile walls in showers **

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Aspen



Reverse or Optional Ranch Plan
5 Bedrooms, 3 Full Baths
2 Half Baths, 3 Car Garage

Dimensions are approximate which may cause home to vary slightly from drawings. All rights reserved 2021



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