

# Camp Verde Lot 2



# Livable & Total Square Footages



|                         |               |
|-------------------------|---------------|
| MAIN FLOOR LIVABLE AREA | 2,050 SQ. FT. |
| 2-CAR GARAGE AREA       | 475 SQ. FT.   |
| <hr/>                   |               |
| TOTAL ENCLOSED AREA     | 2,525 SQ. FT. |
| REAR COVERED PATIO      | 206 SQ. FT.   |
| FRONT COVERED ENTRY     | 47 SQ. FT.    |
| <hr/>                   |               |
| TOTAL UNENCLOSED AREA   | 253 SQ. FT.   |
| <hr/>                   |               |
| TOTAL UNDER ROOF        | 2,778 SQ. FT. |

\*\*House may be flipped per the G&D plan. Please get with your sales person to confirm\*\*

# Exterior Color Selections



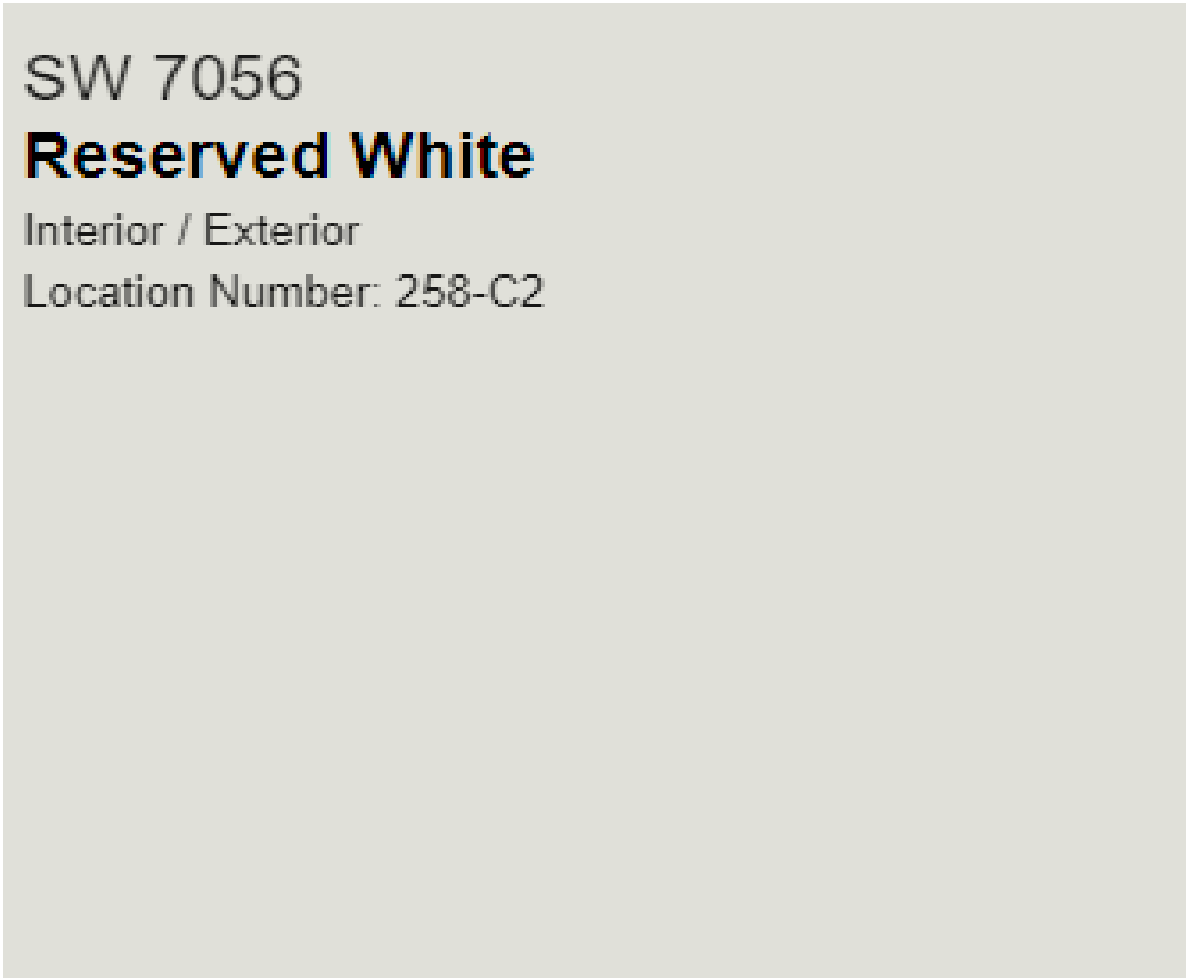
**ROOF TILE**

Brand: Eagle  
 Color: Bel Air 4595 Dark Charcoal



**GARAGE DOORS**

Brand: Builder's Standard  
 Style: Flush Panel With Side Lights



SW 7056  
**Reserved White**  
 Interior / Exterior  
 Location Number: 258-C2

**MAIN BODY COLOR**

Brand: Builder's Standard  
 Color: Reserved White, SW7056  
 Location: Main Body



SW 6991  
**Black Magic**  
 Interior / Exterior  
 Location Number: 251-C3

**EXTERIOR TRIM**

Brand: Builder's Standard  
 Color: Black Magic, SW6991  
 Location: Front Door, Garage doors, and Fascia

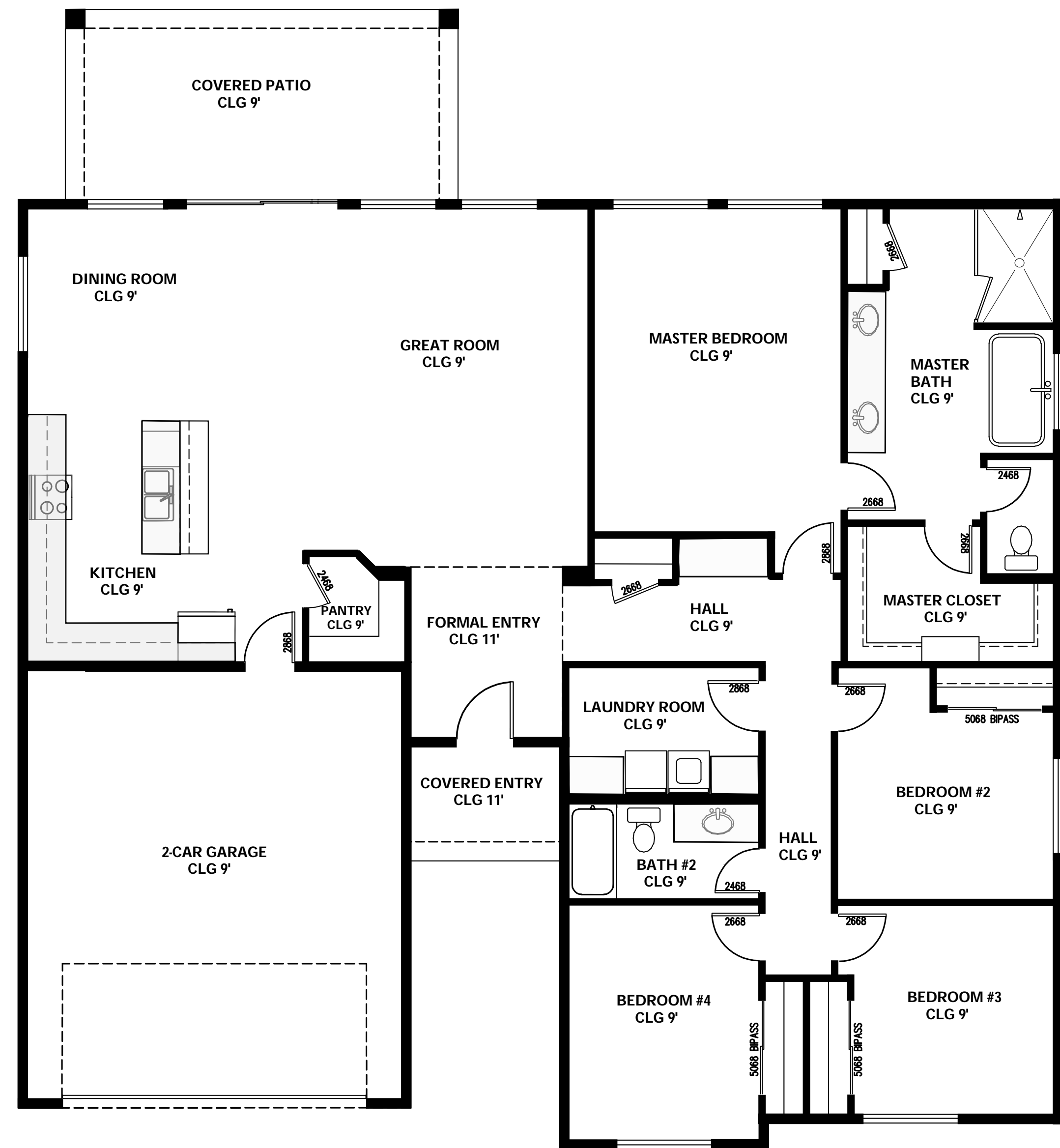


**EXTERIOR DETAIL**

Brand: Custom  
 Style: Metal Beams  
 Color: Black Magic, SW6691

\*\* Supply availability may vary. Nexstar reserves right to switch exterior materials based on availability at time of install \*\*

# Cabinets & Countertops



## CABINETS

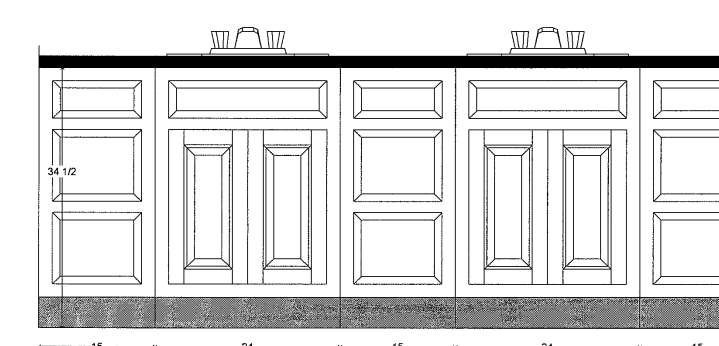
Brand: Builder's Standard  
 Style: Shaker Cabinets  
 Color: Builder's White  
 Drawers: Soft Close  
 Hardware: Black Pulls  
 \*\* Photo Not Of Actual Cabinets\*\*

## COUNTERTOPS

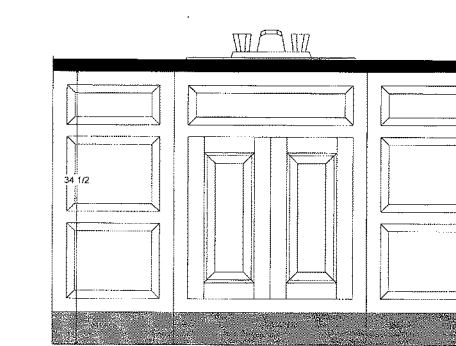
Brand: Quartz  
 Profile: 3cm with eased edge  
 Color: Bianco Tiza Quartz  
 Thickness: 3cm single laminate  
 \*\* may substitute with 2 cm with thickened front to 4cm\*\*



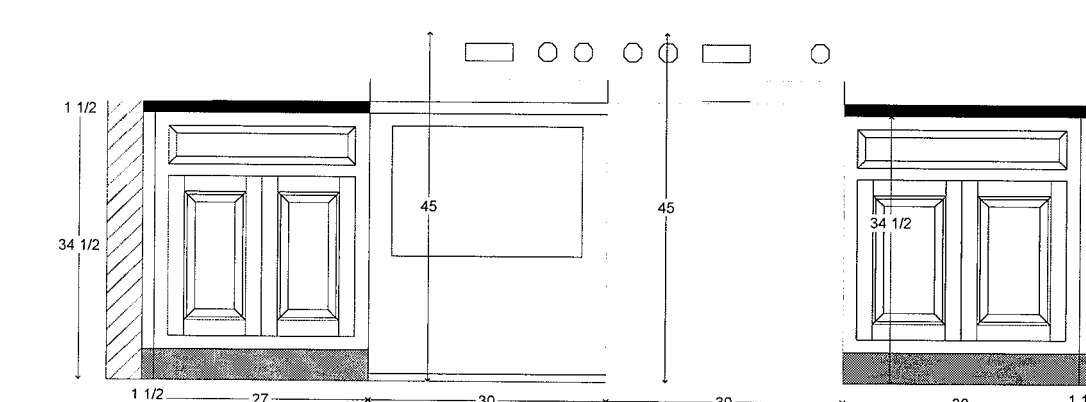
Kitchen Cabinets



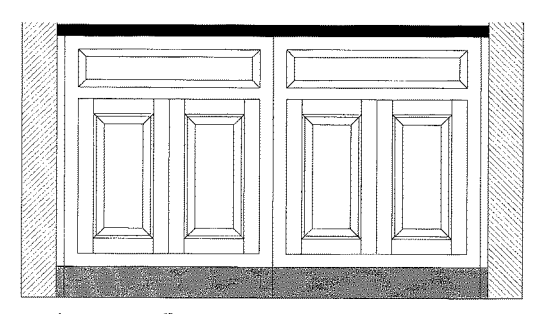
Master Bath



Bath #2



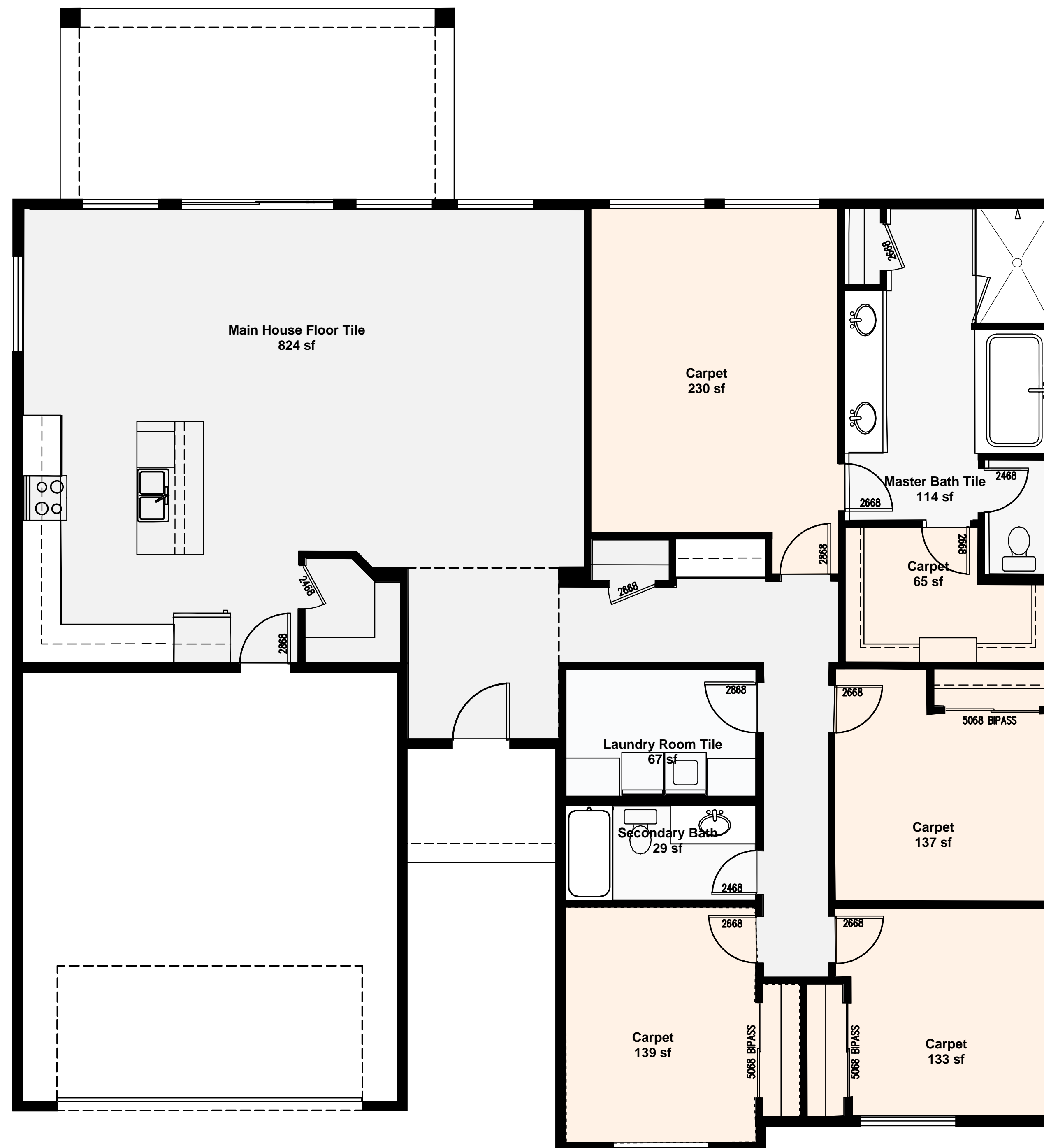
Laundry Room



Hall

\*\* Cabinet layout may vary from house to house \*\*

# House Flooring & Tiled Walls



## Main House Floor Tile

Main House Floor Tile-  
 Tile: Savannah Cream  
 Sizing: 8"x40"

Laundry Room Floor Tile -  
 Tile: Savannah Cream  
 Sizing: 8"x40"

Master Bathroom Floor Tile-  
 Tile: Stage Grey  
 Sizing: 12"x24" or 24"x24".  
 (Depending on availability)

Secondary Bath Tile-  
 Tile: Cemento Rasato  
 Sizing: 12"x24" or 24"x24".  
 (Depending on availability)

Master Shower Floor-  
 Tile: Stage Grey  
 Sizing: 2"x2"

## Shower and Wall Tile

Master Shower Wall -  
 Tile: Cemento Rasato  
 Sizing: 12"x24"  
 Tile Height From Floor- 8'

Master Tub Wall -  
 Tile: Cemento Rasato  
 Sizing: 12"x24 "  
 Tile Height From Floor- 3'

Secondary Baths -  
 Tile: Paloma Steel  
 Sizing: 4"x16"  
 Tile Height From Floor- 8'

Kitchen Backsplash-  
 Tile: Reside Ash  
 Sizing: 1"x12" Sheet Tile  
 Tile Height From Countertop- 18"

# House Flooring & Tiled Walls



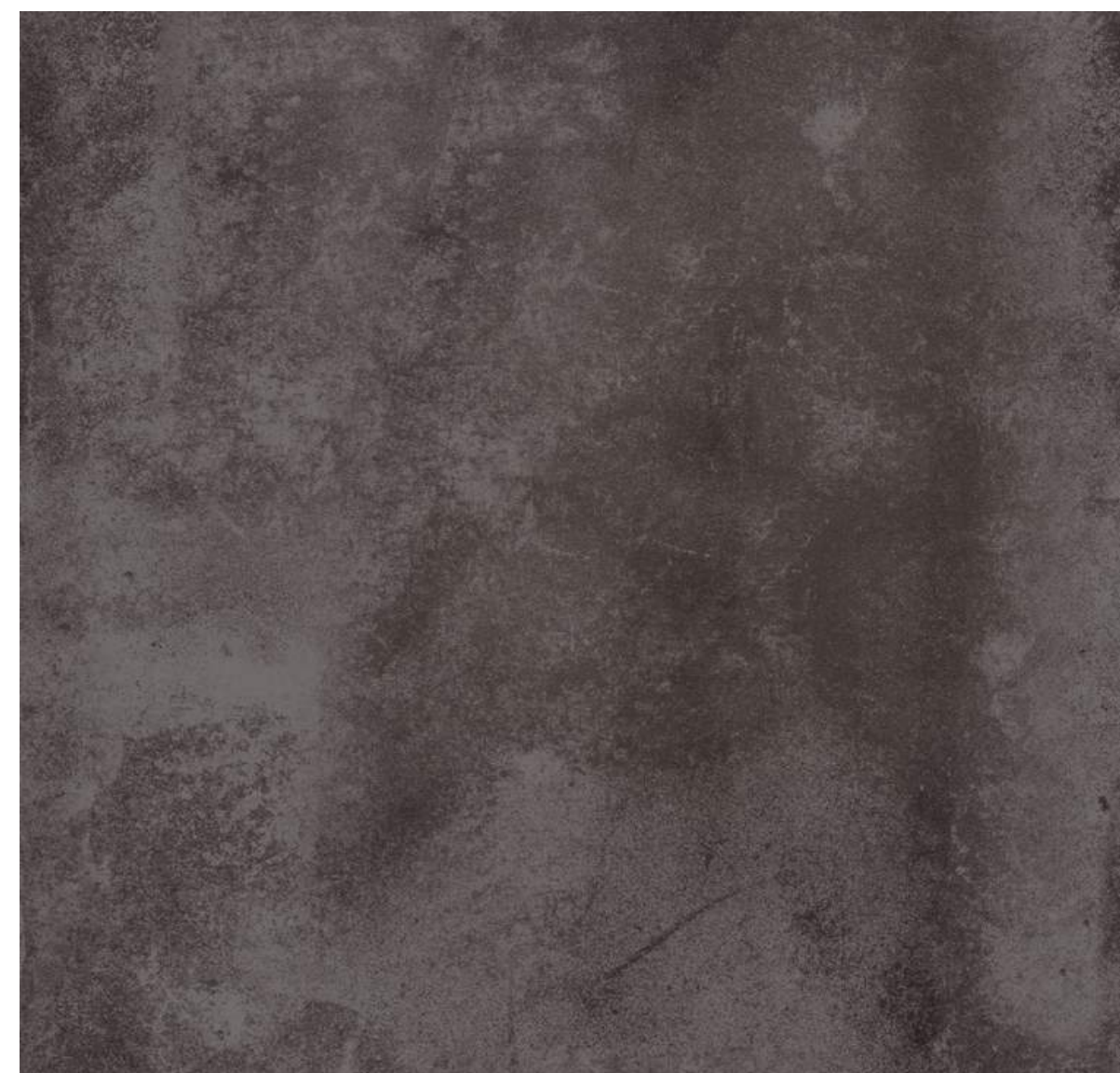
**Main Tiled Floors**  
Savannah Cream 8"x40"



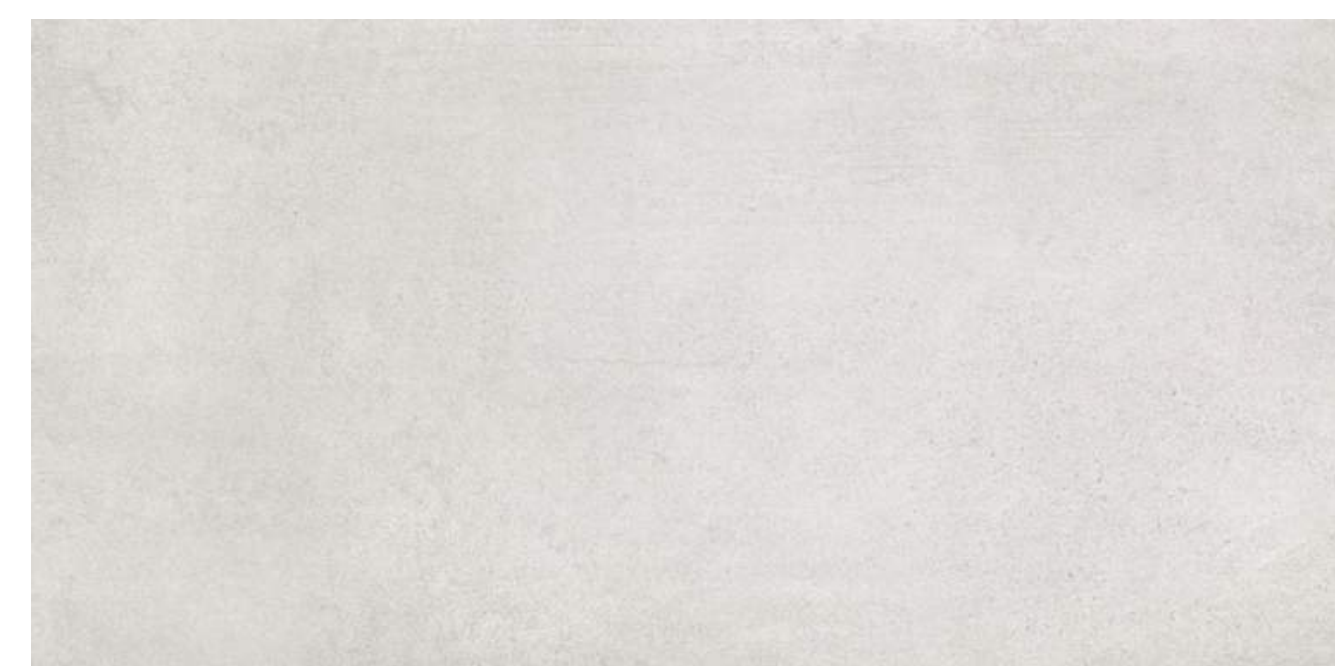
**Kitchen Backsplash**  
Reside Ash 1"x12" Stack



**Laundry Room Flooring**  
Savannah Cream 8"x40"



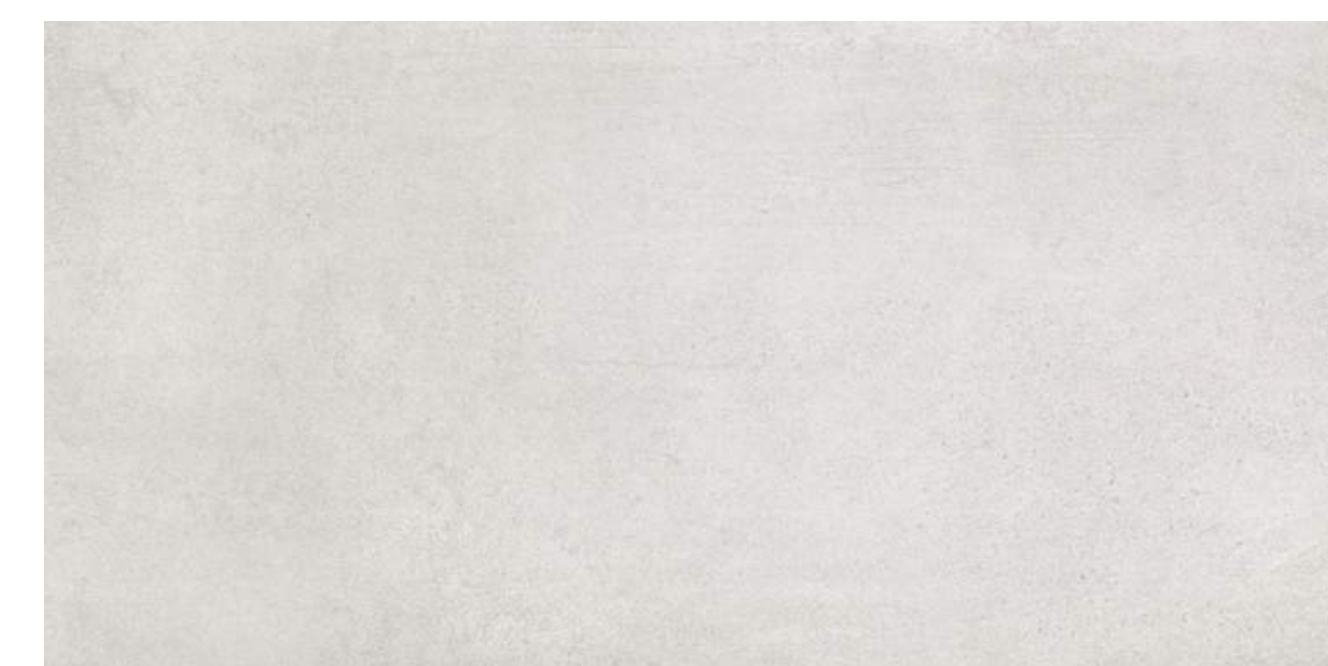
**Master Bathroom Floors**  
Stage Grey 12"x24" or 24"x24"  
Shower Pan 2"x2"



**Master Shower/Tub Walls**  
Cemento Rasato 12"x24"



**Carpet Floors**  
Modern Edge Greystone



**Secondary Bath Floors**  
Cemento Rasato 12"x24"



**Secondary Shower Walls**  
Paloma Steel 4"x16"

\*\* Supply availability may vary. Nexstar reserves right to switch flooring materials based on availability at time of install \*\*

# Light Fixtures



**Formal Entry**  
 Series: Kichler Crosby  
 Color: Chrome  
 Model #KK43999CH  
 Quantity: 1



**Kitchen Nook**  
 Series: Kichler Crosby  
 Color: Chrome  
 Model #KK43995CH  
 Quantity: 1



**Kitchen Island**  
 Series: Kichler Crosby  
 Color: Chrome  
 Model #K43997CH  
 Quantity: 2



**Exterior Lights**  
 Series: Millennium Lighting  
 Color: Chrome  
 Model #9246BK  
 Quantity: 2



**Master Bath**  
 Series: Kichler Crosby  
 Color: Chrome  
 Model #KK45497CH  
 Quantity: 2

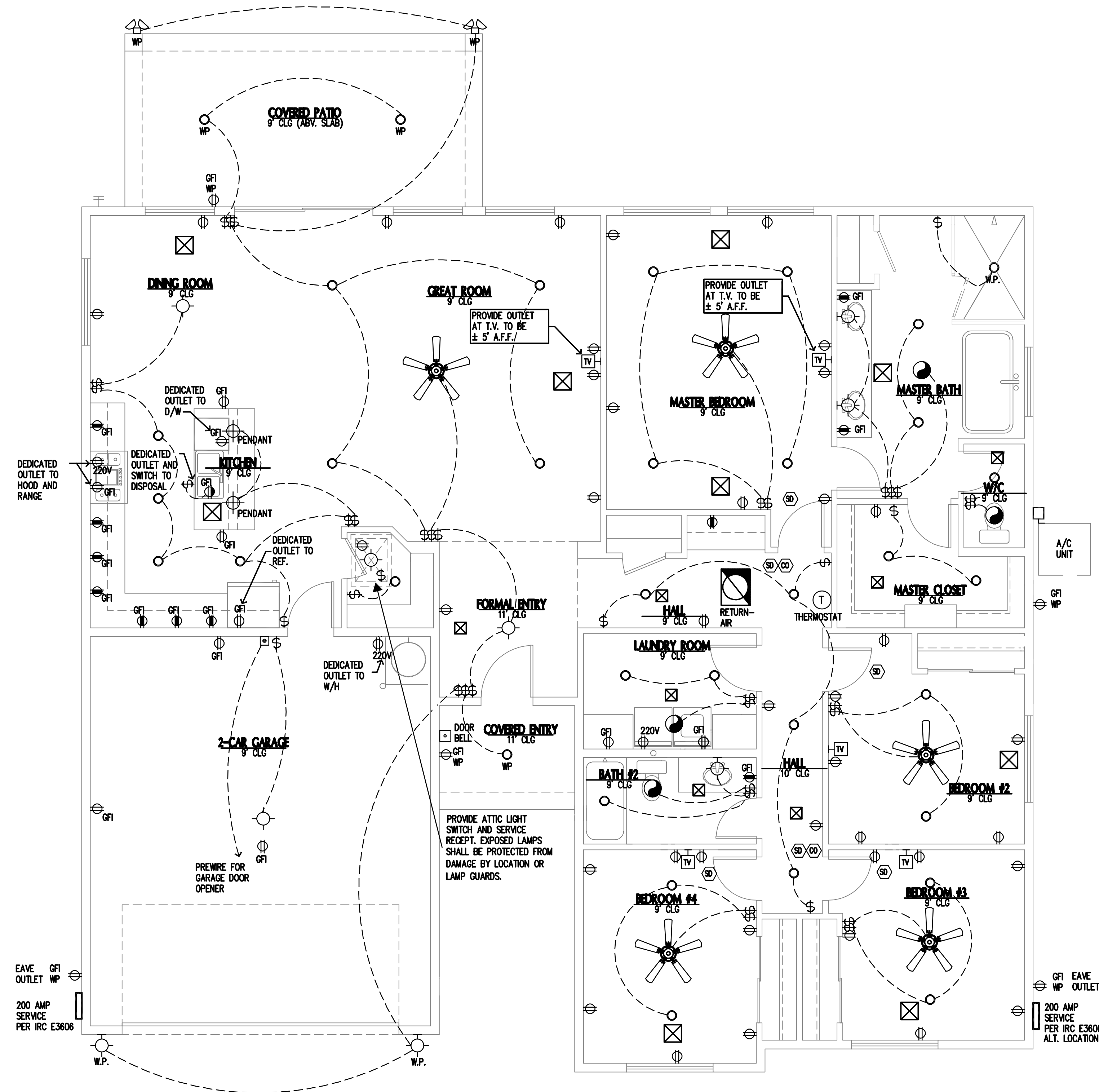


**Bath #2**  
 Series: Kichler Crosby  
 Color: Chrome  
 Model #KK45498CH  
 Quantity: 1



**Master Bed and Great Room**  
 Series: Minka Aire Roto XL 62"  
 Color: Brushed Aluminum  
 Model #F624-ABD  
 Quantity: 2

# Electrical Plan & Upgrades



## Electrical Plan Details

- 35 - LED Can Lights (highly upgraded)
- 1- Entry way chandelier
- 1 - Dining room chandelier
- 2- Kitchen island pendant lights
- 3- Bath bar lights
- 2 - Ceiling fans. One at Master bedroom and one at Great room
- 2- Flood Lights
- 2- Exterior wall sconce
- 1- Garage light
- 2- Eave outlets
- 3- Side bedroom ceiling fans pre-wires
- 1- 200 amp electrical panel

Upgraded to include; LED can lights, four can lights in master bedroom, two cans lights in secondary bedrooms and two high outlets for eave lighting.



### Garage Door Opener

Quantity: 1  
 Brand: Builders Standard  
 (May Vary)  
 Opener: Automatic



### Can Lighting

Quantity: 35  
 Brand: Builders Standard  
 (May Vary)  
 Color: White  
 Bulbs: LED



### Light Switches

Brand: Decora  
 Color: White



# Plumbing Fixtures



## Bathroom Faucets

Series: Delta Angular Modern  
Color: Chrome  
Model #567LF-PP  
Quantity: 3



## Secondary Showers

Series: Delta Dryden  
Color: Chrome  
Model #T14451  
Quantity: 1



## Master Shower

Series: Delta Dryden  
Color: Chrome  
Model #T14251  
Quantity: 1



## Master Tub

Series: Delta Ara  
Color: Chrome  
Model #T2767  
Quantity: 1



## Kitchen Sink faucet

Series: Proflo Loftus  
Color: Chrome  
Model #PFXC4012CP  
Quantity: 1



## Bathroom Toilets

Brand: Proflo  
Color: White  
Bowl Part #PF1401TWH  
Quantity: 2



## Garbage Disposal

Brand: In-sink-erator  
Model #IBADGER1WC  
Quantity: 1



## Master Bath Freestanding

Brand: Proflo  
Color: White  
Model #PFFSO16731WH  
Quantity: 1



## Secondary Bathtubs

Brand: American Standard  
Color: White  
Model #A23912020  
Quantity: RH-1  
Quantity: LH-0



## Kitchen Sink

Brand: NEL Lusso Single Bowl  
Color: Stainless  
Model #SS-SB-04-ADA  
Quantity: 1



## Bathroom Sinks

Brand: NEL Lusso  
Color: White  
Model #CS-WH-RT  
Quantity: 3

\*\* Supply availability may vary. Nexstar reserves right to switch plumbing fixtures based on availability at time of install \*\*

# Trim & Interior Paint



## Front Door

**Brand:** Builders Standard  
**Series:** Smooth-Star  
**Sizing:** 3'x8'



## Interior Doors

**Brand:** Builders Standard  
**Series:** 5 Panel Hollow Core  
**Sizing:** 6-8' tall with varying widths



## Interior Base

**Brand:** Builders Standard  
**Series:** 388MUL-5  
**Sizing:** 1/2" x 5 1/2"



## Interior Casing

**Brand:** Builders Standard  
**Series:** 2PR120FJ  
**Sizing:** 1/2" x 2 1/4"



## Door Handles

**Brand:** Kwikset  
**Series:** Halifax  
**Model:** 1/154HFLRDT-514  
**Color:** Chrome



## Interior Paint

**Brand:** Builders Standard  
**Color:** Dunn Edwards Cool December DEW 383

## Interior Wall Paint

Interior wall finish: Eggshell Paint. Eggshell paint cleans easier, covers better, wear better and last longer than normal flat paint. You can clean scuffs and marks on walls easier as well.

## Interior Trim Paint

Interior doors, base, casing and shelving finish: Semi-gloss Paint. Semi-gloss paint is the best choice for trim paint because it adds shine, provides visual contrast and is the easiest to clean.

## Interior Ceiling Paint

Interior ceiling finish: Flat Paint. Flat paint absorbs the light. This will allow for the best finish at your ceiling line. It is forgiving to hide imperfections and is highly durable.



## Interior Drywall Finishes

**Wall:** 1/2" Drywall  
**Ceiling:** 1/2" Anti-sag  
**Texture:** Skip Trowel Texture

# Appliances



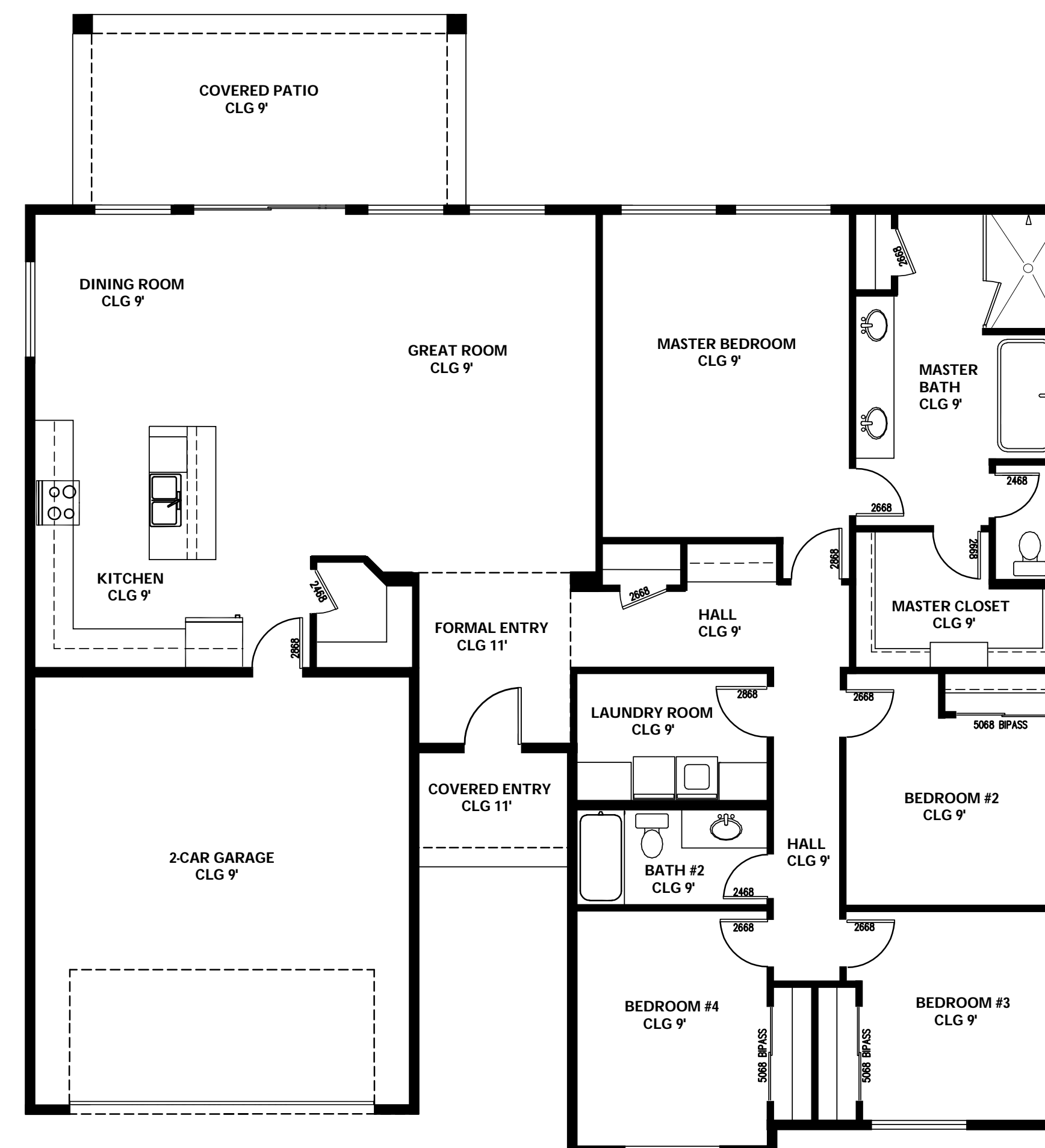
**Oven/Cooktop**  
 Brand: Samsung  
 Model: #NE63A6311SSAA  
 Quantity: 1



**Built-in-micro**  
 Brand: Samsung  
 Model: #ME17R7021ESAA  
 Quantity: 1



**Dishwasher**  
 Brand: Samsung  
 Model #DW80R2031US/AA  
 Quantity: 1



# Nexstar Next Level Energy Efficient Home Features



## AC Units

Brand: Trane  
Series: XR14  
Quantity: 2  
One of the highest end brand name AC units on the market.



## Windows

Brand: Pella  
Series: Encompass  
Window- Dual Pane Low-E  
Pella is used on high end custom home and known for their energy efficient windows and durability.



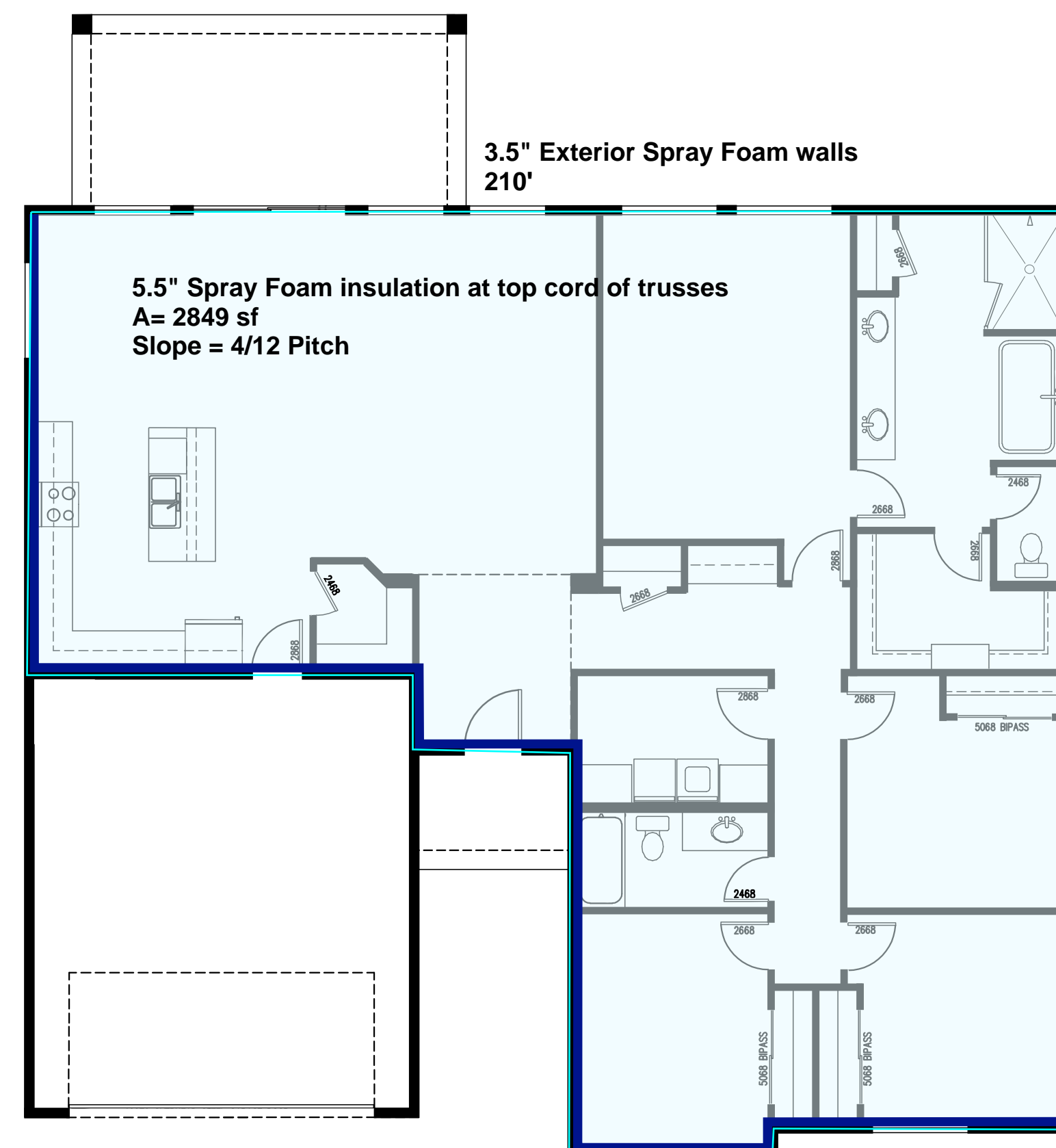
## Wall Insulation

Open Cell Sprayed in insulation  
Location: All exterior livable walls  
This is a huge upgrade in insulation for the Arizona heat. It seals all exterior walls not only from heat but from bugs as well.



## Attic Insulation

Open Cell Sprayed in insulation  
Location: All livable ceiling  
This is a huge upgrade in insulation for the Arizona heat. It seals all attic from the Arizona heat. Attic space is approximately 10 degrees warmer than house. This allows for all plumbing and duct work to remain in a cool environment reducing cooling costs.



| Cellulose insulation  | Spray Foam insulation   |
|---|---|
| Traps air inside tiny glass fibers, slowing transfer of heat. | Open Cell is mainly used as an air barrier  |
| Around \$1.25 per livable square foot of house.               | Around \$2.25-\$2.50 per livable square foot of house (depending on roof pitch)   |
| Yes   | Seals house with minimal leakage  |
| Less Efficient  | Substantially more efficient  |
| Loses heat quickly  | No difference in performance  |
| 2.2 per inch but loses R-value over its lifetime              | Open cell - 3.5 per inch. Spray foam does not lose value over lifetime  |
| 10-25 years if it stays dry                                   | 50-80 years   |
| Costs is main benefit   | Stops air infiltration<br>Fills all gaps in wall cavity for bugs<br>Will not sag<br>Keeps dust and pollens out<br>Reduces wear of HVAC unit |

\*\* Supply availability may vary. Nexstar reserves right to switch above listed features based on availability at time of install \*\*



# NOTICE TO BUYER

## MATERIAL SUBSTITUTION

Due to the nature of construction and the current extreme supply chain disruptions, Buyer is aware, understands and acknowledges that deviations and variations from the material lists will exist in the House, including, substitution of materials, equipment, appliances, style, and color changes. In addition, Buyer acknowledges that renderings, floor plans, pictures and other advertising material may vary from actual colors and materials included in house and may not be drawn to scale.

Buyer: \_\_\_\_\_

Dated: \_\_\_\_\_

Buyer: \_\_\_\_\_

Dated: \_\_\_\_\_