



Standard Features

INTERIOR FEATURES

Appliances (KitchenAid Suite):

- Side-by-side refrigerator and freezer
- Double wall oven
- Gas range top
- Microwave drawer
- Built-in dishwasher

Fireplaces:

- Gas fireplace in Great Room and Primary Bedroom

Cabinetry:

- Omega framed cabinets available in a variety of wood species and stain options

Tile & Surfaces:

- Full tile kitchen backsplash
- Master Bath Floor: E. La Bella 12" x 24"
- Secondary Bath Floors: Daltile Prime
- Master Shower Surrounds: La Bella 12" x 24"
- Secondary Shower Surrounds: Daltile Prime
- Master Shower Pan: La Bella
- Secondary Shower Pans: Keystones 2" x 2"

Plumbing Fixtures:

- Kitchen: Stainless steel sink, Moen® faucet, and garbage disposal
- Bathrooms: Brushed nickel Moen® fixtures, Toto® toilets, and Emtek® bath hardware

Flooring Schedule:

- Tile: All bathrooms & Laundry Room
- Hardwood: All lower level common areas & Powder bath
- Carpet: All bedrooms, Stairs & Upper level common areas

Interior Finishes:

- 8' tall, two-panel painted solid core interior doors
- Emtek® interior door hardware throughout
- Painted baseboards and window sills
- Customizable MDF closet shelving for functional, built-in organization

ALLOWANCES PROVIDED

- Interior Electrical Fixtures, amount varies per plan.
- Interior Logic Group
- Carpet Level 4
- Hardwood Level 3
- Kitchen Counters Level 4
- Master Counters Level 3
- Additional Baths Counters Level 2
- Front yard landscaping designed and installed by Artistic Gardens. Backyard landscaping to be completed by the homeowner.

Your Après lifestyle awaits.

ApresMontreux.com | 775.849.9444 | apres@luxuryrenohomes.com

Brooke Sullivan #BS.145990 • Heather Neal #S.190159



Standard Features

EXTERIOR FEATURES

- Premium Knotty Alder entry door with decorative iron speakeasy
- Milgard® Trinsic™ energy-efficient windows
- Choice of 13 curated exterior color schemes
- Cultured stone accents in Ashfall Country LedgeStone or Black Truffle LedgeStone
- Solid wood Carriage House-style garage doors with glass upper panels
- Visual Comfort® exterior light fixtures for elegant curb appeal
- Refined European-inspired architecture featuring Dryvit® Sandpebble stucco, natural stone, and stained rough-sawn wood detailing
- Sophisticated mix of rooftop materials, including Bartile® concrete tiles and standing seam metal roofing
- Paver driveway with a connecting walkway to the front door
- Pillow-cut concrete paver back patio & front porch for stylish outdoor living

VALUE ADDED FEATURES

- Great room has spacious vaulted ceilings and 10' ceilings throughout other living areas (varies by plan).
- Imperfect smooth wall texture (garage is orange peel texture)
- Large, efficient laundry rooms with cabinetry and utility sink.
- Stylish 5 1/4" base molding.
- Multiple zoned 14 SEER air conditioning units (per plan) for customized climate control
- Energy-saving Low-E windows to enhance comfort and reduce utility costs
- 75-gallon hot water heater with a recirculation pump for instant, consistent hot water
- Pre-wired for advanced security systems to support peace of mind. This includes pre-wire alarm panel, motion sensors at all doors and motion detectors.
- Structured 28" subpanel pre-wired with RG6 coaxial and Cat6 Ethernet for high-speed connectivity and smart home integration
- Energy-efficient insulation with optimized R-values for year-round comfort
- The exterior walls of all Après homes are wrapped with an extra layer of Green Guard® moisture barrier beneath an additional 1" foam wrap. These enhancements—beyond standard black paper lath—not only help prevent stucco cracking, but also improve R-value, enhance sound insulation, and provide superior protection against water intrusion. We proudly offer these upgrades as standard, giving homeowners peace of mind and lasting performance.
- Finished garages featuring drywall, texture, paint, and baseboards for a clean, polished look
- High-performance 90% efficiency Bryant® furnace for reliable and efficient heating
- Built on crawl space foundations for improved home longevity and easier access
- Whole-house water softener and reverse osmosis system included in every home
- Moen® smart water flow monitor installed as a standard feature
- Ecobee® smart thermostat included in all homes for intelligent temperature management

Your Après lifestyle awaits.

ApresMontreux.com | 775.849.9444 | apres@luxuryrenohomes.com

Brooke Sullivan #BS.145990 • Heather Neal #S.190159