CF6 Inventory Home
6591 E. Rabbit Hole Way
Prescott Valley, AZ 86315

GARDNER
DESIGN | BUILD | PERFORM

## PERFORMANCE FEATURES

EPA Indoor Air Plus Qualified
Energy Star 3.2 Certified
U.S. Department of Energy Zero Energy Ready Home Certified
WaterSense Meets EPA Criteria
Advanced Framing to Optimize Insulation Cavities while using Fewer Natural Resources
R40 Open Cell Spray Foam Insulation in the Attic
R20 Open Cell Spray Foam Insulation in the Exterior Walls
R10 Slab Edge Rigid Foam Insulation
Milgard Energy Star Rated Windows
Navien On Demand Tankless Water Heater with Recirculation System
Trane Dual Fuel Heat Pump & Furnace 96% AFUE and 14.3 Seer 2 w/ Ecobee Thermostat
Panasonic EcoVent 0.7 Sones at 70 CFM and 1.5 Sones at 90 CFM Exhaust Fans in Bathrooms and Laundry
Energy Star Cafe Appliances
Broan ERV Ventilation System that Continuously Recirculates Fresh Air Throughout the Home
Fully Insulated Garage Including Doors
LED Light Bulbs Throughout

## ADDITIONAL FEATURES

Impressive Architecture which Exemplifies High Country Living
Open Floor Plan to Take Advantage of Views and Outdoor Living
Warm and Inviting Exterior Color Scheme
Designer Two Tone Interior Paint Schemes, 8' Tall Interior Doors and 5 1/2" Tall Baseboards
Oversized 2 Car Garage and attached 18'w x 42'd RV Garage w/ 16' Ceilings and a 12'w x 14't Door. Service Door also included for Quick Access to the Rear Yard
Electric Car Charging Outlet
Custom Northern Arizona Woodworking Cabinetry
Beautifully Appointed Stone Countertops in Kitchen, Bathrooms and Laundry
GE Café' Gourmet Energy Star Stainless Appliances include 36" 5 Burner Gas Cooktop, Ventilation, Combination Microwave and Wall Oven and Dishwasher
Designer Kitchen Island Pendant Light Fixtures
Spacious Kitchen Pantries
Great Room with 45" Gas Fireplace
15' Multi-Slide Atrium Glass Door at Great Room. French Door at Master Suite to Rear Patio
Security, Wi-Fi Access Point, Surround Sound, Hall Speaker and Rear Patio Speaker Pre-wire
Convenient Dining Room with Designer Dining Lighting
Large Office for Work and or Flex Room for Play at Home
Spacious Owners Suite and Sitting Area
Kohler and Delta Plumbing Fixtures thoughtfully appointed Throughout
Owners Suite Walk-In Shower with Upgraded Tile, Glass Enclosure and Granite Bench Seating
Freestanding Pedestal Soaking Tub and Faucet in Owners Suite
Comfortable and Large Secondary Bedrooms with Walk-in Closets
Secondary Bath with Fully Tiled Tub/Shower and Stone Vanity Countertops
Roomy Powder Room with Pedestal Lav
Custom Stand-Off Mirrors at all Bathrooms
Watersense Dual Flush Comfort Height Toilets
Professionally Designed Interior Flooring Throughout
Spacious Laundry Room w/ Utility Sink and Countertop space
Pre-Plumbed for Soft Water and Water Conditioning
Frost Free Hose Bibs at Front and Rear
Extensive use of Textured Pavers in Driveway, Walkway, Porch and Patios
Rain Gutters to Collect Water and Direct Away from the Homes Foundation
*If Applicable* – Professionally Designed Landscaping Packages which Includes Weed Guard Cloth under Landscape Rock, Watering System with Watersense Smart Controller, Trees and Shrubs

Gardner Custom Homes reserves the right to alter this list at any time before home is under contract. All features / specifications are subject to change without notice. All specifications to be documented in the purchase contract and verified by the purchaser

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# Farmhouse Design Palette

## Doors and Hardware

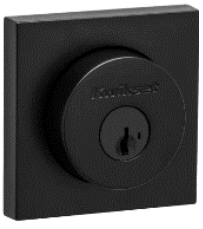
**Entry Door Options**

**CCR822220**

**Interior Doors**

**Logan**

## Hardware



**Kwikset Vancouver handleset, Halifax lever with square rosette and 158 deadbolt in Matte Black. Also available in Satin Nickel.**

# Light Fixtures

## Exterior

Progress Birkdale P560317-031 Textured Black

Yavapai Hills Post Light 31336-BZ

## Interior

### Vanities

8-4030-3-BK (Also available in 2 and 4 lights)

### Sconce

9-4030-1BK

### Ceiling

6-4035-3-BK

### Pendants

7-4036-1-BK

### Dining

1-4032-5-BK (Also Available in 9 Lights)

### Foyer

7-4034-3-BK

**Savoy House Octave Collection in Black with Clear Glass**

**Fixtures shown are GCH standards for this design. See specific electrical plan for locations and usage**

## Plumbing

### Kitchen Sink

**Kohler K-6489-0 Whitehaven Kitchen Sink with Kohler Tournant K-77515-BL Faucet**

### Lavatory Sink

### Laundry Sink

**Florestone 182031 Sink With Kohler Simplice K-22035-BL Faucet**

### Pedestal Sink

## Bathtubs And Faucets

Model#: 3564-BLMPU-DST

Model#: T4764-BL

Model#: T17264-BL-I

Model#: T17464-BL-I

**Delta Ashlyn in Matte Black**

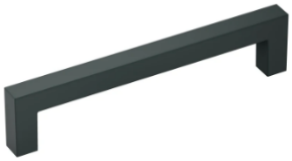
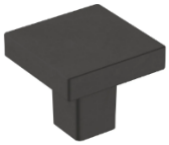
**Also Available in Stainless, Chrome, and Venetian Bronze**

## Cabinets

**Cabinets- Maple 3” S&R With ¼” Flat Panel, Eased Edge and Painted Matador White**

**Hard Rock Maple Interiors and 3-1/4” Crown**

**Countertop- Ivory White Honed Quartz**

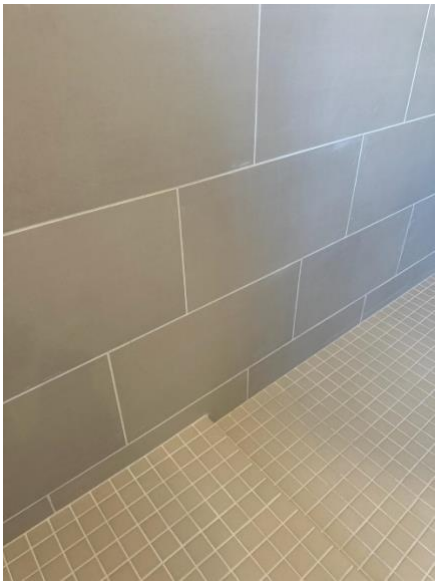
**Amerock Monument cabinet pulls and knobs in matte black**

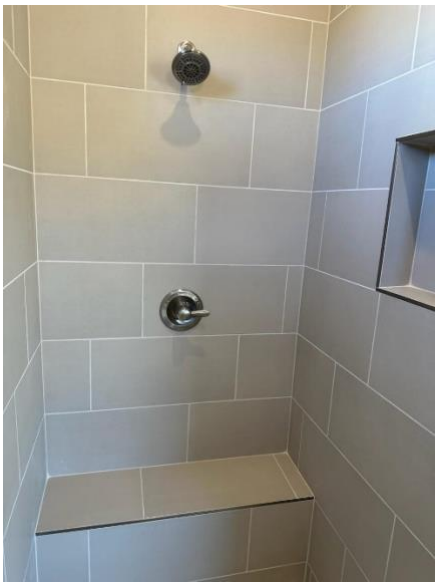
## Flooring

**9” x 36” “Natural” Acorn Plank Tile W/Bone Grout**

**Carpet- Winner’s Circle “Pebble Rock”**

## Master Bath





**12” x 24” Neocrete Tile “Beige, 2x2 Color Wheel “Urban Putty”, Bone Grout and Matte Black Schluter**

## Bath 2

**12” x 24” Lounge Tile “Cosmopolitan”, Urban Putty Grout and Matte Black Schluter**

## Bath Accessories

**Taymor 1948 Square in Matte Black. Also Available in Chrome.**

## Interior Paint Colors

## Gray Tones

**Walls- SW7029 Agreeable Gray**

**Ceiling, Doors and Trim- SW7005 Pure White**

## Design Features

**¾" Bullnose corner bead drywall with Santa Fe texture**

**Windows frames will be black at the exterior and white on the interior**

**Matte White Appliances with Flat Black Hardware Finish**

OWNER'S SUITE
SLOPED CLG.
16'-1" X 17'-0"
4:12 CLG SLOPE
4:12 CLG SLOPE
COVERED PATIO
9'-2" CLG.
BED 2
10'-0" CLG.
14'-1" X 11'-3"
O. BATH
10'-0" CLG.
14'-0" X 11'-7"
W.I.C.
10'-0" CLG.
9'-10" X 4'-8"
KITCHEN
SLOPED CLG.
14'-1" X 17'-2"
GREAT ROOM
SLOPED CLG.
17'-9" X 17'-8"
4:12 CLG SLOPE
4:12 CLG SLOPE
BA 2
10'-0" CLG.
6'-0" X 5'-5"
WIC
10'-0" CLG.
11'-1" X 10'-9"
BED 3
10'-0" CLG.
14'-2" X 11'-0"
SCULLERY
10'-0" CLG.
11'-1" X 7'-11"
DROP
10'-0" CLG.
NOOK
SLOPED CLG.
ENTRY
SLOPED CLG.
PDR
10'-0" CLG.
6'-2" X 5'-3"
WIC
10'-0" CLG.
COV'D ENTRY
SLOPED CLG.
OFFICE
SLOPED CLG.
12'-1" X 12'-3"
4:12 CLG SLOPE
4:12 CLG SLOPE
RV GARAGE
16'-0" CLG.
17'-7" X 42'-1"
2-CAR GARAGE
10'-0" CLG.
20'-7" X 28'-1"
COURTYARD