

Welcome to Pine Bluff, where elegance, enduring value and a unique blend of architectural styles exist in harmony within the beautiful foothills of Caughlin Ranch.

DRAMATIC & DISTINCTIVE EXTERIORS

- Distinguished architecture featuring three unique style: Tahoe Ranch, Rustic Contemporary and Mountain Modern. Exterior finishes and details include: two coat stucco system, board and batt siding, an abundant use of stone veneer, metal awnings, metal roof accents and extensive use of windows for natural light.
- Professionally designed color palettes with bold, rich colors.
- Energy-efficient Anderson windows with Low E glass and exterior bronze color.
- High profile CertainTeed Presidential composition shingle roof highlighted with metal roof accents per elevation style.
- Driveways, designated walkways and patios feature elegant, distinctive pavers by Belgard.
- Formal full front yard landscaping in your choice of either xeriscape or traditional turf layout.
- Elegant 3'6" x 8'0" entry doors per elevation style.
- Full rear yard fencing featuring a modern privacy fencing style on side yards.
- Rain gutters and downspouts per plan and engineered with yard drain systems.
- Foundations feature full perimeter French drains to limit moisture problems.

INTERIOR ELEGANCE AND SOPHISTICATION

- Functional floorplan layouts designed for today's lifestyles featuring private owner entries, walk in pantries, large family dining areas, extensive storage and linen closets and numerous flex space options per plan.
- Spacious 10' ceilings on main level featuring vaulted ceiling in great rooms (per plan).
- 8' tall solid core interior doors.
- Stylish interior door hardware and featuring Emtek smart lock at front entry door.
- Premium 5¼ base board molding.
- Your choice of stylish 6 x 24 tile floors or wood flooring at entry, kitchen, family dining area, owner's entry and pantry.
- Guest baths feature hand set 12 x 24 ceramic tile floors and shower walls as well as solid Piedrafina slabs on vanities.
- Elegant powder bathrooms featuring Piedrafina slab counter and designer selected vessel sink.
- Energy efficient 42" gas, modern style fireplaces with stone veneer surrounds complimented with wood mantel.
- Elegant Toto toilets in all bathrooms.
- Premium Hans Grohe plumbing fixtures throughout.
- Efficient laundry rooms featuring Piedrafina slab countertop with adequate cabinet storage and utility sink.



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GOURMET KITCHENS

- Spacious kitchens featuring oversized islands and walk in pantries (per plan).
- Quartz slab counters with full 3x6 subway tile backsplash.
- Stainless steel single basin sink with Hans Grohe pull out faucet.
- Elegant full overlay cabinets crafted from clear maple wood and featuring Euro style hinges, dove-tailed drawer construction, full extension drawer glides. Doors and drawers feature soft touch closing system.
- Stainless steel upgraded appliance package featuring:
 - Kitchen Aid Double Oven with upper convection.
 - Kitchen Aid 36" range top with 6 burners.
 - Kitchen Aid upgraded and stylish dishwasher.
 - Functionally located Sharp microwave drawer to save counter space.
 - Stylish Zepher range hood with 36" stainless steel chimney.
 - Powerful ½ horsepower garbage disposal.

LUXURIOUS MASTER SUITES

- Large walk in shower featuring 12 x 24 ceramic tile walls and separate drying area.
- Vanities feature Piedrafina slab tops and backsplash.
- Handset 12 x 24 Tile flooring.
- Hans Grohe plumbing fixtures and Toto toilet.

LUXURIOUS MASTER SUITES (cont'd.)

- Heavy 3/8" frameless glass shower door per plan.
- Oversized walk in closets with plenty of shelving and hanging areas.

VALUE ADDED FEATURES

- Complete front yard landscaping in your choice of xeriscape or traditional turf layout.
- Extra deep finished garages including R-19 insulated walls, drywall, texture, paint.
- Energy efficient tankless hot water heater with recirculation pump.
- State of the art Nest thermostat with remote access capabilities.
- Smart Media Center panel that controls the included prewire package of a home security system, front entry security camera and audio sound in great room and rear patio. All phone/data features Cat 6 wiring (locations per plan).
- Energy efficient Anderson vinyl windows with bronze exterior.
- Energy efficient insulation values including R49 ceilings, R21 house walls, R19 garage walls, and R30 at floors. Sound insulated bathrooms and laundry rooms.

