TJT GROUP
EST. 2009

# MIRADOR

Phase 3 - 60' Lot Standard Features

## STRUCTURAL

- 3000 PSI Concrete -w/ Radon Mitigation
- 2x6 Stud Construction, 16" on center*
- R-49 Insulation in Ceiling, R-21 in walls, R-11 in Garage*
- 9' Ceiling with Coffered ceilings and skylights per plan
- 6' Double Pane Low E Vinyl Windows with auto locking system*
- Taexx System Sentricon Termite Treatment
- Two Coat Synthetic Stucco System
- Rear Covered Patio

## PLUMBING, HEATING AND COOLING

- Premium Pex™, Non-Corrosive Water Lines, including Ice Maker Supply Line
- Professional RHEEM Hybrid Electric Water Heater
- 8 "Stainless Single Bowl Under Mount Kitchen Sink with 1/3 HP Garbage Disposal
- 90% (or higher*) Energy Efficient Gas Furnace with Pilotless Ignition, 13 SEER (or higher*) Air Conditioner*
- Full Foam Air Infiltration Package
- Hot Water Recirc and Soft Water Loop Rough In
- Low Water Use Elongated and Chair Height Commodes*
- Lennox WiFi Programmable Thermostats

## ELECTRICAL

- Copper Wiring
- GENIE WiFi Garage Door Opener with two remotes
- Low Voltage Pre-Wire: CAT 5e, RG6 and Fiber
- Cable and Data Prewires in Great Room and Bedrooms. Locations per plan.
- Pre-Wired for Ceiling Fans in Great Room and Bedrooms with1 Fan at Great Room
- Recessed LED Lighting
- Whisper Green Exhaust Fans

## APPLIANCES- KITCHEN AIDE STAINLESS STEEL

- 30" Gas slide-in Range and Microwave vented to the outside
- Stainless French Door Refrigerator
- Energy Star Dishwasher

## INTERIOR FINISHES

- 42" Drop Panel Maple Cabinets with Crown Molding
- Delta Plumbing Fixtures
- Designer Lighting Packages with Pendants at Kitchen Island
- Solid Surface Countertops with Under mount Sinks in Baths
- Ceramic Tile Surrounds in Master Bath and Acrylic Surrounds in Guest Bath
- Solid Surface Counter in Kitchen with decorative tile backsplash
- Vinyl wood flooring in all areas except Bedrooms
- Recyclable Plush Carpeting with Scotch Guard™ Stain Release
- 8' Tall Raised Panel Masonite Interior Doors with 4" trim casing
- Designer Door Levers
- Sherwin Williams Paint with Two-Tone Package
- Double Skip Trowel Wall Texture with Square Corners
- Large Format 8' Tall Sliding Glass Doors per plan
- Wood Shelving in closets and pantry
- Sealed Unit Gas Log Fireplace with Blower Fan, wood mantel and tile accent
- Finished Garage: Rock, Tape, Texture, Paint, and Trim

## EXTERIOR FINISHES

- Generous Front Yard Landscaping with Auto Sprinkler System
- Two Hose Bibs, Backyard Landscaping water stub out
- Premium Shingle Roofs with extended Warranty
- 8' Tall Insulated Raised Panel Fiberglass Entry Door
- 8' Tall Insulated Steel Garage Door
- Designer Stucco Colors

## EXCLUSIVELY TJT GROUP

- Locally Owned and Operated Since 1976
- Operating Owners hold Construction License
- Vendor partnerships exceed 25 years
- Excellent Builder Warranty Service forover 40 years
- Community-minded, giving back tomultiple charity organizations throughoutNew Mexico
- Superior Customer satisfaction withRayLee Experience
- Automatic membership to the RayLeeSuper Fan Program
- Award Winning Designs
- RayLee Design Center featuringinnovative product selections

## SMARTHOME TECHNOLOGY

- Keyless Front Door Entry
- Lennox WiFi Programmable Thermostats
- WiFi Garage Door Openers

2-10 Home Buyers Warranty®

build green+ Third Party Verified/ Nationally Certified

*Energy Efficient Components

It is agreed and understood that the Seller may, at its sole discretion may make alterations or substitutions of materials and finishes as deemed necessary so long as these changes comply with existing building codes.