



TALKING ROCK™

P R E S C O T T

SPEC SHEET: 5175 W. MIRANDAS WAY

Distinctive Quality Construction Features

- 2x6 framed construction at exterior wall sand at conditioned space
- 4Hose bibs front and rear
- Smoke and Carbon monoxide detectors per code
- Spacious patios, approximately 1493 square feet!
- Aqua-Pex plumbing throughout.
- A variety of designer exterior finishes to include Cedar Nickel-Gap siding, Western Rust Wall System and synthetic sand finish stucco.
- Paver driveway, front, rear and courtyard patio (approximately 5000 thousand square feet)
- 200 Amp electrical service
- 18' x 8' (2 car) and 10' x 10' (1 -RV) Sectional rust finish garage door(s)
- Coach lights
- Gas BBQ stub
- 900 square foot view deck with black iron staircase leading up.
- 4x12 I-beam posts on patio
- Black iron fence in front courtyard.

Designer Kitchen Features

- Granite/Quartz countertops
- Pre-plumbed for reverse osmosis and soft water loop
- Built-in single microwave
- Frigidaire professional Dishwasher
- Thor 48" dual fuel gas range with double oven
- Frigidaire Professional with (1) 32" 19 Cu. Ft. refrigerator and (1) 32" 19 Cu. Ft. freezer. Side by side.
- Stainless steel appliances
- Shaker panel cabinets
- Undermount kitchen sink
- Polished nickel single lever faucet with pull out sprayer.
- Water line for ice maker



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Interior Features

- 20' and 10' ceiling heights (per plan)
- Structuring low volt wiring panel that includes: CAT5/RG6 (4) 2-port outlets at great room, master bedroom, and bedrooms
- Attractive design series vinyl wood plank flooring, tile in wet areas and carpet in bedrooms.
- Decora rocker light switches
- 5 1/4" baseboards
- Two tone interior paint
- Hot water recirculation system with gas tankless water heater
- Elegant Halifax door hardware
- Decorator light fixtures at dining, kitchen and baths
- Gas and electric outlets at laundry
- 8' doors
- Base cabinet with utility sink in Laundry
- Recessed can lighting at kitchen, bath, halls, bedrooms and rear patio.
- Pre-wired for ceiling fans at great room and all bedrooms.
- 90/10 drywall texture