

Montage at Mission Hills Home Features and Amenities

Distinctive Exteriors

- Elegant Tuscan, Italianate and Contemporary architecture accented with low maintenance stucco fascia details.
- Private entry courtyard with gate. (Plan 2,3 and 4)
- Private casita with bath, storage and French door (Plan 2 and 4).
- Gas or wood-burning courtyard fireplaces
- Rich exterior color schemes with enhanced stone veneer and coordinated concrete tile roofs.
- Hand finished low-maintenance stucco exteriors with protective elastometric paint.
- Covered front entry with impressive single or double 8-foot high Terma-tru doors.
- Spacious two car finished garage with 8-foot high sectional garage door, automatic door opener and direct home access.
- Third car garage option in some Plan 3 and 4 homes.
- Recessed security night lights with photocell above garage doors
- Custom and individual landscape designs with automatic sprinklers and landscape lighting.
- Side and rear yard 6-foot high block walls.
- Covered patios with lighting and prewiring for ceiling fans.
- Gas connections at patio for barbeques and outdoor heaters.
- Conveniently located outdoor electrical outlets and hose connections.
- Concrete driveways and walkways.
- Underground utilities for clear vistas to surrounding mountains.

Impressive Interiors

- Breath-taking Volume Entries.
- 10-foot high ceilings throughout.
- Coffered / tray ceilings in master bedroom, entry, parlor and dinning room.
- 8-foot high windows and sliding doors to maximize views.
- 18" square ceramic tile floors in entry, kitchen, baths and laundry rooms.
- Plush carpeting.
- Graceful rounded wall corners on all interior spaces and rooms.
- 8-foot high paneled and solid doors with upgraded Yale lever locks.
- Gas burning fireplace with electric starter switch, glass doors and log set.
- Wet bar with sink, granite counter lower cabinet, mirror and shelves.
- Large interior laundry rooms with storage cabinets and sink.
- Security systems.
- Prewiring for ceiling fans in family room and all bedrooms.
- Prewiring for television and phone.
- Prewiring for audio-visual and computer networking.
- Recessed lighting.
- Convenient built in storage and linen cabinets and closets.

Kitchens

- Granite slab countertops and backsplashes with lots of space.
- Maple cabinets with pull out shelves.
- Moen plumbing fixtures.
- Breakfast area.
- Work island.
- Computer desk and work station.
- Walk-in pantry's
- Profile appliances (original equipment)
 - 30" double ovens
 - 36" gas or electric five burner cooktops
 - Built-in microwaves
 - Multi-cycle dishwashers
 - 36" refrigerator with water connection for icemaker
- Double sink with disposal
- Recessed ceiling and under-cabinet lighting.

Master Bedroom Suites

- Maple Euro-height cabinets.
- Upgraded ceramic tile counters tops and lighted vanities.
- Elegant oval tub and ceramic tile surround.
- Moen plumbing fixtures.
- Dual sinks with full with mirrors.
- Frameless medicine cabinets.
- Ceramic tile shower with clear glass enclosure.
- Private water closets with water saver toilets.
- Spacious his and her walk-in closets with double shelving.
- Coffered ceilings with recessed lighting.
- French doors to patio / pool deck.

Secondary Bedrooms and Baths

- Ceramic tile counter tops.
- Ceramic tile tub / shower surrounds.
- Maple Euro-height cabinets.
- Moen plumbing fixtures.
- Generous and walk-in(some models) closets

Safety and Energy-Efficient Amenities

- York 12 SEER dual zone heating and air conditioning systems.
- Natural gas heating with dual night set back thermostats.
- Full weather stripping on all exterior doors.
- Fully insulated exterior walls (R-13)and ceilings (R-39).
- Insulated garage doors.
- Low-E square glass dual glazed vinyl windows and glass doors.
- Smoke detectors.
- Copper plumbing.
- Gas hook-up for clothes dryer.
- Low-flow water efficient toilets.
- 50 gallon insulated water heater with hot water recirculating system for instant-on hot water.
- Insulated hot water lines.
- Pilotless gas cooktop.
- Special soft flashing on roof.