



## DUPLEX SERIES AT SUNSET VALLEY ESTATES

PLAN	DETAILS	SQ.FT.	ELEVATION	PRICE
<b>ABILENE ELEVATION A</b>	<ul style="list-style-type: none"> <li>• ONE-STORY</li> <li>• 3 BEDROOM</li> <li>• 2 BATH</li> <li>• 1-CAR GARAGE</li> </ul>	1,300	UNIT A	\$198,950
<b>ABILENE ELEVATION A</b>	<ul style="list-style-type: none"> <li>• ONE-STORY</li> <li>• 3 BEDROOM</li> <li>• 2 BATH</li> <li>• 1-CAR GARAGE</li> </ul>	1,300	UNIT B	\$198,950
<b>ABILENE ELEVATION B</b>	<ul style="list-style-type: none"> <li>• ONE-STORY</li> <li>• 3 BEDROOM</li> <li>• 2 BATH</li> <li>• 1-CAR GARAGE</li> </ul>	1,300	UNIT A	\$199,950
<b>ABILENE ELEVATION B</b>	<ul style="list-style-type: none"> <li>• ONE-STORY</li> <li>• 3 BEDROOM</li> <li>• 2 BATH</li> <li>• 1-CAR GARAGE</li> </ul>	1,300	UNIT B	\$199,950



## YOUR CAREFREE HOME INCLUDES:

### ABOUT THE COMMUNITY

- A fantastic community located in the relaxed area of Socorro with quick access to Interstate 10, downtown El Paso and Ft. Bliss. Minutes away from shopping centers, schools and parks. One story plans with open layouts for entertaining.

### CLASSIC EXTERIORS

- Several innovative exterior architectural designs for each floor plan
- Choice of several front yard landscape layouts
- 1-Car Garages with Garage door, and pre-wired for automatic Garage door openers
- Coach lights
- Structurally engineered foundation
- CareFree's address plaque
- 2 Exterior electrical outlets
- Covered front entry (some plans)
- Thermo-Tru fiberglass 6-panel entry door
- Durable brushed nickel front entry door hardware
- Covered patio off Great Room (some plans)
- 2 hose connections
- Rear and side yard rock walls
- 3-Dimensional architectural laminate roof shingles with a manufacturer's 30-year warranty
- Water heater in Garage
- Great selection of exterior stucco and roof colors
- Stud walls 16" on center
- Exterior Stone (per plan)
- Western one coat exterior stucco system

### INVITING INTERIORS

- Comfortable mechanically engineered heating and cooling system
- Programmable setback thermostats
- Ceramic tile flooring at Entry, Kitchen, Baths and Laundry Room, in a choice of colors
- Quality upgraded carpeting in an array of choices
- Textured 9' ceiling on first floor
- Rounded corner wall edges (excluding windows)

- Ceiling fan with light kit in Great Room (per plan)
- Pre-wired for 3 additional ceiling fans
- Pre-wired for 3 cable TV outlets and 1 telephone outlet
- Gloss painted interior walls
- Choice of 10 interior paint colors
- Brushed nickel light fixtures (per plan)
- Raised panel doors with brushed nickel hardware
- Mini-blinds at all major windows
- Stud walls 16" on center
- Ceiling mounted LED lighting (per plan)

### OFF TO THE KITCHEN

- Flat-panel maple cabinets in several color choices with 4-inch crown molding and hidden hinges
- Stainless steel undermount sink
- Stainless steel single handle faucet
- Ceiling mounted LED lighting (per plan)
- Samsung stainless steel large capacity five burner gas range, energy efficient dishwasher, and over-the-range microwave oven for today's modern kitchen
- Ice maker connection for refrigerator
- 1/3 HP In-sink-erator disposal
- Stunning selection of granite countertops
- Convenient food preparation island (some plans)
- USB charger outlet

### MASTER AND SECONDARY BATHS

- Flat-panel maple cabinets in several color choices (selection to match cabinets in Kitchen)
- 2 cm granite Bathroom countertops (per plan)
- Dual sinks in Master Bath (some plans)
- Wood medicine cabinets
- Porcelain pedestals in Powder Room
- Tub/shower combination with ceramic tile surrounds in Secondary Baths (some plans include this in the Master Bath)
- Separate tub and shower with ceramic tile surrounds in Master Bath (some plans)
- Satin nickel bath accessories
- Brushed nickel faucets
- Toe kick drawers at cabinets at Master Bath only
- Dual flush toilets
- Framed mirrors in all Baths
- Ceiling mounted LED lighting (per plan)

### SAFETY FEATURES, ENERGY SAVERS AND WARRANTY

- Security system: Hard wired with battery backup alarm, contacted exterior doors, key pad, siren and motion sensor and prewired at all operable windows
- High-performance Low-E dual glazed vinyl windows with screens
- Smoke detectors with battery backup
- Energy efficient insulation that meets and/or exceeds municipality requirements in exterior walls and ceiling of living areas
- GFI outlets in Kitchen, all Bathrooms, and Exterior
- 2/10 Warranty covers your home for ten years against major structural defects
- Ceiling mounted LED lighting (per plan)

### DO YOU WANT TO PERSONALIZE YOUR HOME EVEN MORE? OPTIONAL SELECTIONS INCLUDE:

- Creative flooring selections; fun back-splashes in the Kitchen; ceiling fans and lighting fixtures; 9' ceiling height on second floor; 4' garage extensions (some home sites may not accommodate this change); exterior stone; some plans allow room conversions, such as a Study converted to a Bedroom; and much more.

