



Following are highlights of the standard amenities included in your new Tapestri Square home. For further information, or to learn about our optional upgraded amenities, please consult with our Community Sales Manager.

## MADISON

### GROUND FLOOR

- Oversized two-car Garage with finished walls
- Insulated garage door
- Whisper-quiet garage door belt
- Automatic garage door opener
- 2 bedrooms with shared Jack-and-Jill bath
- 12' x 18' front Patio with water, gas, and electrical hook-ups
- Elegant exterior entry staircase with detailed ironwork railings

### MAIN FLOOR

- Designer light fixture at entry landing
- Wood flooring in hickory, oak, or walnut
- Crown molding at main floor
- Fireplace with European-style travertine finish surround
- Niche cabinets and can lights by fireplace
- Built-in window seat and book case
- Pre-wired ceiling fan in Living Room
- Formal Dining Room with overhead lighting
- Kitchen with coffered ceiling and recessed lighting
- 4cm eased edge granite slab counter tops
- 6" backsplash tile or granite
- Raised countertop at Kitchen island with bow-front
- Vegetable sink at Kitchen island
- Pendant lighting at Kitchen island
- Under-cabinet lighting
- Overhead recessed lighting at Kitchen
- GE Monogram stainless appliances
  - 48" range, 6 burners + grill/griddle
  - Advantium microwave
  - 42" built-in refrigerator
  - Energy Star rated dishwasher
- Undermount double-basin stainless steel Kohler kitchen sink
- Spacious walk-in pantry
- Vanity sink at Half-Bath
- Wainscot detail under main staircase

### UPPER FLOOR

- Skylight at top of stairs
- Spacious Master Bedroom with crown molding
- Pre-wired ceiling fan at Master Bedroom
- French door to step-out iron balcony
- Dual-vanity sinks with designer light fixtures
- Oversized oval soaking bathtub
- Frameless shower door and enclosure
- Tile-surround shower with bench
- Separate water closet
- Spacious walk-in Master closet
- Airy Loft with pre-wired ceiling fan
- Oversized 18' x 22' corner Deck with water, gas, and electrical hook-ups

### COMMON AREAS

- Imperfect smooth wall texture and bullnose drywall corners
- Andersen wood doors and windows
- Roman-style raised two-panel solid core interior doors with lever handles
- Exterior doors with 3-point locking mechanism
- Two-tone interior color schemes
- 5 ½" base molding
- Choice of brushed nickel or oil-rubbed bronze hardware finishes
- Cable T.V. and telephone hook-ups and pre-wired for satellite in Bedrooms

### BATHROOMS

- 12x12 ceramic tile floor
- 2cm granite countertops with backsplash
- Tile surround showers
- Designer Moen fixtures



The Fabric of Urban Living.

2010 20th Street | Sacramento, CA 95818 | (916) 760-1449 |  
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## **Tapestri Square Energy Efficient and Green Features**

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At Tapestri Square, your new home is built with the highest-quality craftsmanship and utmost care. Each of our homes features designer amenities and top-of-the-line products, but it doesn't stop there.

We know the importance of taking care of the environment. That's why Tapestri Square homes are filled with the latest in energy-saving green technology. All of our homes meet the criteria for SMUD's Advantage Program – Gold Level, providing superior energy efficiency, lower utility bills, less pollution and the preservation of our natural resources.

The entire community is a high-density infill project, within walking distance of restaurants, jobs, shopping, entertainment and public transit. These attributes make this project much greener than any suburban development.

### **All of our SMUD Advantage Program – Gold Level homes include:**

- SMUD Advantage Homes insulation. Provides a comfortable living environment by keeping summer heat out and winter warmth in. Exceeds energy efficiency ratings by at least 20%; air conditioning is 14 S.E.E.R.; and furnace is 90% A.F.U.E. – resulting in a 10% savings on air conditioning and heat expenses.
- Anderson fully cased clad dual-pane, low solar heat gain coefficient windows. Reflects the sun's rays back outside in the summer and retains heat indoors in the winter.
- High-efficiency HVAC components (including top quality York compressors and furnaces). Exceeds the new state standards and are much more efficient than units installed just a few years ago, saving you money year after year.
- HVAC zone controls. Thermostats located on all living levels controls temperature individually for increased comfort and energy efficiency.
- Continuous Ventilation System (CVS). Improves indoor air quality.
- Energy Saving Setback Thermostat. Helps manage the HVAC system, reducing energy consumption and cost without compromising comfort.
- BioBased R-30 Foam Ceiling Insulation (soybean oil-based polyurethane foam insulation). Reduces bills by 30-50% over standard construction techniques.
- Energy Efficient Tankless "On-demand" Hot Water. Consumes gas only when hot water is running and produces an "endless" supply of hot water. They take up less space in your home and have a longer life expectancy than traditional tank-style water heaters.
- Metlund On-demand Pumps. Provides hot water in seconds. Tested and proven by the U.S. Department of Energy to save both water and energy.
- Dual-flush Toilets. Saves up to 68% of your toilet's previous annual water usage, which is great for the environment and their design also prevents blockages.
- General Electric Energy Star Kitchen Appliances. Helps energy efficiency and saves money.



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### **All of our SMUD Advantage Program – Gold Level homes include:**

- Upgraded Engineered Wood Products (including TJI Floor Joists, Glu-lam beams, Microlams, and Oriented Strand Board sheet goods). Provides more consistent performance than traditional dimensional lumber. Wood is harvested more efficiently and helps save thousands of old-growth trees.
- Gas Fireplaces. Burns cleanly and more efficiently and doesn't generate the high levels of airborne particulates produced by wood-burning fireplaces. The fireplaces at Tapestri Square will not be subject to the new Sacramento County fireplace restrictions.
- Pre-plumbed Gas Dryer Connection. Saves at least \$60 per year.
- Therma-tru Insulated Front Door. Provides an attractive and durable fiberglass exterior.
- Landscaping. Designed as low-water use with an automatic timer.

For further information, please consult with our Community Sales Manager.