



# Lakeside Ridge

## Outstanding Features

### AWARD WINNING ENERGY FEATURES

- Energy Star III CERTIFIED
- R38 Insulation Ceilings
- R-23.75 Interior Wall System Composite
- 14+ Seer Heat Pump
- Passive Fresh Air Exchange and Return Air Paths
- Dual Pane Windows with Low-E 366 Glass
- 50 Gallon Electric Water Heater with Solar Prep.
- Windows and Sill Plates Fully Sealed
- Compact Fluorescent Light Bulbs
- Mastic sealed and tested duct system
- 5 kw+ Photovoltaic Solar System

### EXTERIOR QUALITY & DESIGN

- Architecturally Southwest Designs
- 3000 psi Structural Post Tension Foundation
- 2 x 6 Exterior Framing
- Spanish Lace Stucco Exterior
- Automatic Garage Door OpenerS
- Choice of 7 Exterior Paint Colors
- Rough Sawn Beam and Plank Covered Patio
- Rear yard Masonry and wrought iron.
- Exterior 110v GFI Outlets on Front and Rear of Home
- Front Landscape w/Automatic Drip Irrigation System
- Hose Bibs Front and Rear
- 5-Year Termite Warranty
- Concrete Drive & Sidewalks
- Raised Panel Steel Insulated Garage Door
- Deadbolt Locks on All Exterior Doors
- Fully Finished Garage interiors

### STATE OF THE ART KITCHENS

- 30" Upper Staggered Flat Panel Maple Cabinets
- Crown molding on Upper Cabinets
- 2cm granite w/4"backsplash and choice of edges
- Stainless Steel 30" Range
- Stainless Steel Microhood
- Stainless Steel Pot Scrubber Dishwasher
- Stainless Steel undermount Sink
- 1/2 HP Food Disposal
- Designer Faucet w/ Sprayer
- Icemaker Waterline to Refrigerator
- 1 Rollout shelves per lower cabinets

*Standard features may vary per plan and are subject to change without notice. TJ Bednar reserves the right to modify plans, specifications and features without obligation or substitute material of equal or better quality if and when necessary. Any dimensions or square footages are approximate. No offer to sell or lease can be made and offer to purchase can be accepted prior to issuance of Arizona Public Report. ROC#049031 updated 01/01/2016*

### LUXURY BATH DESIGNS

- Elongated low flow toilets
- Easycare Fiberglass Tub/Shower Surrounds
- Cultured Marble Integral Vanity Tops
- Super Low Flow Shower Heads
- Executive Height Vanity in Master Bath and Hall bath
- Double Sinks in Master Bath
- Chrome Bath Pak

### UNCOMPROMISING INTERIORS

- 12' High Living Room Ceiling
- 5 RG6 Cable TV Pre-wires
- 2 CAT 5 Telephone Wiring
- Plush Wall to wall Carpet bedrooms
- 16"-18" ceramic tile Living room/ Kitchens/Baths/Laundry/Entry
- Brushed Nickel Lever Door Hardware
- Rounded corners
- Hand-Troweled Interior Walls
- Washable Interior Paint Low VOC
- Smoke Detectors
- Art Niches and Pot Shelves (per plan)
- Ceiling fan prewires living room/all bedrooms
- Designer Light & Plumbing Fixtures
- Choice of White or Bone Rocker Light Switches
- 2 ceiling fansw/light kits in rooms of your choice
- Copper Wiring on all 110v Circuits

### BEDNAR "TRUE TUCSON" OPTIONS

- Knotty Alder Exterior Front Door
- Viga and Plank or Rough Sawn Beam and Plank Ceilings (Per Plan)
- Oil rubbed Bronze/Brushed Nickel, door trim/plumbing
- Beehive Fireplaces
- Courtyard Walls and Santa Fe Arch w/Gates
- Expansive Kitchen Islands (Per Plan)
- 2' or 4' Garage Extensions (Per Plan)
- Bay Windows (Per Plan)
- Den/Library Conversions (Per Plan)
- Additional Bedrooms (Per Plan)
- Optional Master Bath (Per Plan)
- French Doors
- Back Yard Irrigation and Timer