

**The Reserve at Park Vista - Colorado Springs – Single Family
Orchid Lots LLC
Standard Features List**

Interior Features:

- Contemporary Open Floor Plan
- Standard Cabinetry with Available Options
- Luxury Vinyl Flooring on Main Level, Bathrooms and Laundry
- Carpet in Upper Level Bedrooms, Staircases and Basement
- Walk-In Closet in Master Bedroom
- Generous Can Lighting Placement
- 9' Ceiling on Main and Master BDR
- 6' 8" Hollow Core Doors Throughout
- Light Knock-down Wall Texture

Exterior Features:

- Maintenance Free Stucco
- Front Yard Xeriscape
- Rear Yard Fencing

Kitchen Features:

- Cabinetry includes 42" Upper Cabinets with Crown Molding
- 3cm Solid Surface Countertops
- Undermount Single Bowl Stainless Steel 36" Sink
- Appliance Package: Free-Standing Gas Range, Over-the-Range Microwave Oven, Dishwasher
- Recessed Lighting

Bath Features:

- 3cm Solid Surface Countertops with Undermount Sinks
- Luxury Vinyl Tile Flooring
- 6" X 6" Tub/Shower Wall Tile Surround
- Center-set Faucets
- Comfort Height Toilets
- Recessed Can Lighting

Other Features:

- GAF Timberline Architectural Roof Shingles
- Engineered Steel-Reinforced Concrete Foundation
- Gas Fireplace in Living Area
- 8' Basement Ceiling Height
- 2" x 6" Exterior Wall Framed Construction
- Select Units - Oversized Garage
- 3.25" Interior Baseboard Trim Package
- 2.25" Door Casing
- 40 Gallon Electric Water Heater
- 95% Efficient Furnace
- Smoke and Carbon Dioxide Detectors
- Perimeter Foundation Drain with Sump Pump
- Sliding Glass Door to Rear Patio
- 10' x 10' Concrete Patio
- 10' x 6' Concrete Front Entry Porch
- Finished Basement
- AC Unit
- Basement Wet Bar Pre Plumbing

Warranty Service:

- Warranty visits at 1 month and 11 months
- One Year Workmanship
- Two Years Systems (Plumbing and Electrical)
- 10 Year Structural

WHY CHOOSE US?

At Mountain Property Builders, Inc. we specialize in building homes designed to fit your lifestyle. Your new home has to be beautiful, unique and functional. We are one of the few semi-custom homebuilders along the Front Range to offer upgraded features and finishes as our standard. In addition, a wide variety of options are available that allows you to enhance your home. You will love our modern floor plans designed for easy comfortable living. Because we're also dedicated to providing unparalleled craftsmanship, building with Mountain Property Builders, Inc. means you'll be moving into a home of lasting quality. See for yourself the new homes we're building right now in Colorado Springs, Colorado. We know you'll feel right at home.

Visit our Website at: www.MountainPropertyBuilders.com email: lauren@livedreamcolorado.com

call: 719.272.1765

Designs, prices, materials, and specifications are continually being revised and are subject to change without notice.

06292026