

Standard Features at Denver Traditions

Welcome home! A super location, exciting home designs that are environmentally friendly and energy efficient, and a true price-to-value relationship...these are the fundamental components of Denver Traditions at Stapleton – an exclusive enclave of private single-family homes designed by award-winning Olson Architecture, Inc. Built by Wonderland Homes, Denver Traditions offers features that many other builders call extras. For example:



DENVER TRADITIONS

AT STAPLETON



Exceptional Interiors –

- 9' main level ceilings
- Unfinished basements with high ceilings and a rough-in for future bathroom (per plan)
- Medium knock down textured walls and ceilings
- Oversized low-e glazed windows to maximize daylight while maintaining energy efficiency
- Exceptional interior trim packages to match elevation and style
- Hardwood floors offered as standard in entry and in kitchens
- *Tuftex Tranquility* carpet with 1/2" rebond pad
- Thermatru 8' tall insulated fiberglass front entry doors to enhance beauty and durability at the entrance of your home.

Step-Saver Island Kitchens –

- *General Electric* appliances including natural gas cooking range
- *MasterCraft* Heritage Oak Series 42" tall wall cabinets for more standard upper cabinet space
- Laminate counter tops with a 180-degree bull nose laminate edge and 4" tile backsplash
- *Sterling* double bowl, stainless steel sink with disposal and pull-out sprayer faucet

The Bedrooms and Baths –

- 36" tall vanities in the owner's bath for added comfort and ease of use
- Full counter width mirrors in Owner's Bath
- Laminate countertops with 180 degree bull nose edge
- Ceramic tile backsplash on vanities and bathtub surrounds
- Pedestal sink and elongated toilet in Powder room (per plan)
- Spacious walk-in Closets at Owner's Suite

Outside Your Home –

- "*Genuine Hardie Homes*" featuring *James Hardie* textured fiber-cement siding and trim provides exceptional durability while maintaining the charm and character of wood
- Covered front porch entries and private patios (per plan)
- 6' wood privacy fence to enclose backyard; includes gate for alley access and gate for front yard access.
- Private two car garages that open onto private alleys
- 16' x 8' steel garage doors with top light glass inserts
- Landscaped and irrigated front yards with an optional choice of rear yard designs to accommodate your lifestyle.

Notice: The price of the home does not include washer, dryer or refrigerator. There is a homeowner's association and association dues. Sales prices and features are subject to change without notice.

Technology –

- Category 5 telephone and home computer “Home Run” wiring
- RG 6 quad shield television cable/internet wiring
- Owners’ suite and living/family room pre-wired for television and phone; kitchen wired for phone
- Hard-wired smoke detectors located in each bedroom and each level of the home
- 2” conduit connecting main dwelling and detached garage for ease of subsequent enhancement of electric service to garage

The Environment and Energy Savers –

All construction meets or exceeds both the U.S. EPA ENERGY STAR PROGRAM and The Denver Homebuilders’ Association’s BUILT GREEN™ Program, and homes are designed to sustain the environment, enhance comfort and reduce energy bills. Steps taken and features include:

- Wonderland Homes ensures your home’s compliance by testing 100% of our homes via third-party inspectors twice throughout the construction process
- Sub-slab depressurization to create a passive radon mitigation system
- Low VOC (volatile organic compounds) content paints and finishes
- Finger-jointed trim and engineered “I” joists used for floors
- 2 x 6 exterior wall framing, engineered to allow added insulation
- Large dimensional solid lumber avoided in floors and roofs wherever possible
- Oriented Strand Board (OSB) is used for sub-flooring, exterior sheathing and roof decking (new growth lumber vs. old growth)
- Insulation of R-38 in ceilings (vaulted and flat), R-20+ cellulose for exterior 2 x 6 walls in finished living areas, and R-11 basement walls
- 1” closed-foam polyurethane insulation covered with cellulose to dramatically reduce air leakage at rim joists and box sills
- Polyseal foam sealed top and bottom plates, corners and exterior penetrations (pipes, vents) for maximum efficiency
- 92% efficient gas furnace with electronic ignition and continuous exhaust air ventilation system for controlled air circulation that gives you increased comfort and indoor air quality
- Centralized return air ducts or hard ducted returns
- Closed combustion power vented gas water heater
- Energy efficient closed combustion gas fireplace (optional)
- *Honeywell* programmable setback thermostat with 7-day capability
- Low maintenance vinyl double insulating, low-e glazed windows

Wonderland Homes Personalized Options (both inside and outside) –

- Your choice of selected 2-tone interior paint color packages including optional white ceilings
- Abundant cabinet options include door styles and finish
- Introducing Wonderland Homes “Designer Series” cabinet layouts by *MasterCraft*
- *General Electric* appliance packages available for Wonderland buyers providing a wide range of choices
- Designer showroom for Wonderland buyers to select and personalize interior finishes include, among others, floor coverings, countertops and wall tile
- Interior trim packages available include stain package, crown molding, and open-rail staircase
- Under-cabinet lighting available
- Structured wiring available to personalize any home to a desired level of technology
- Air conditioning, electric air cleaner and humidifier
- Available *Solar Photo Voltaic* system, designed by Namaste Solar Electric to dramatically reduce your cost of electrical power. (Price does not include potential tax credit to buyer. Consult your tax consultant for details.)
- Additional ENERGY STAR upgrade packages available