

# Have You Seen A Lancia Villa Lately?

	<b>Bellagio</b>	<b>Lucia</b>	<b>Michelangelo</b>	<b>Raphael</b>
Square Footage	1781 sq.ft.	1613 sq.ft.	1647 sq.ft.	1607 sq.ft.
Loft Per Plan sq.ft.			388	
Garage sq.ft.	459	458	454	494
Covered Porch sq.ft. per Plan		158		153
Irrigation System	Included	Included	Included	Included
Lawn And Landscaping	Included	Included	Included	Included
Lot Package	Included	Included	Included	Included
	<b>\$217,600</b>	<b>\$206,900</b>	<b>\$219,700</b>	<b>\$210,600</b>



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(Please note that not all options are available for all home plans or homesites.)

[www.lanciahomes.com](http://www.lanciahomes.com)

# Lancia Homes Villa Standard Features

## ENERGY-SAVING FEATURES

HVAC return air vents in All Bedrooms & Common areas

Homes are 3rd party tested for Energy Efficiency

Gas forced-air furnace up to 96.2%-efficiency

Andersen® SilverLine V-series  
with Low-E argon-filled glass DP-50

High-performance Puron® central air conditioning 14 SEER

Heatilator® direct-vent gas log fireplace w/ brick face  
& raised hearth or ceramic surround w/ flush hearth  
& recessed can light when applicable (per plan)

R-45 attic insulation and R-15 wall insulation

Foam insulation around all exterior doors, windows  
and electrical outlets on exterior walls

Insulated corners and backers

High efficiency 4" media air filter w/ MERV 8 filtration  
rating filtering particles as small as 0.3 microns

All OSB on exterior of homes with housewrap

## CONSTRUCTION FEATURES

2-year Lancia Quality warranty

10-year 2-10® Home Buyers Warranty

50-gallon electric water heater

4-year roof warranty with labor and materials

Poured, insulated concrete foundation R-10

Stick built wood frame construction

Finger jointed studs

Continuous ridge-vent

3/4" Nailed & glued tongue-&-groove subfloor

Sealed sillplates

## LIFESTYLE AND SMART HOME FEATURES

Structured wiring with 7 phone, tv or data ports

**NEW!** A 4 port USB built-in charger

**NEW!** SimpX Smart Home Technology

Control panel, up to 4 door sensors, motion, thermostat CT-32

Vaulted or cathedral ceilings (depending on home plan)

Choice of decorative interior and exterior light fixtures

Door chime

Interior lever door knobs satin nickel or oil rubbed bronze

Electric smoke detectors with battery back-up

Deadbolt on Front Door

**NEW!** Dual Rod & Shelf 1-Wall Unit Master Closet

## INTERIOR FEATURES

Painted woodwork & six-panel JELD-WEN® doors

Drywall is installed with all screws not nails

Spanish lace ceilings

Overhead lights in bedrooms

**NEW!** All light fixtures now feature LED bulbs

Wood or wire closet shelves

Painted walls w/ tinted primer Sherwin-Williams® Flat SuperPaint®

Electric dryer connections w/ recessed dryer vent box

Andersen® SilverLine vinyl gliding patio door (per plan)

9' walls per plan

## KITCHEN FEATURES

Kenmore® electric smooth-top range with self-cleaning oven

Kenmore® microwave/range hood with fan

Kenmore® dishwasher

Undermount stainless-steel double 8" deep basin sink

**NEW!** 6 recessed can lights with LED trims

Kitchen faucet Arbor SRS pull-out

Moen garbage disposal

Electric range connection

Plumbing for ice maker

HomeCrest™ cabinets with crown moulding

Choice of cabinet hardware

Choice of granite or quartz countertops with tile backsplash

Mannington Adura flooring in Foyer, Kitchen and Nook

## BATHROOM ITEMS

Raised height vanities

Shower door in nickel; swing or by-pass style

Ceramic flooring in each Bathroom

Plate glass mirror in each Bathroom

White vitreous china bath sinks

Brantford or Eva brushed nickel finish lav faucets

White fiberglass tubs and showers

Moen® bathroom accessories in nickel

Water-saver toilets

Ashrae 62.2 Low Sone vented exhaust fans (1 constant for fresh air)

## EXTERIOR FEATURES

Vinyl siding on front of home (based on elevation)

Front door sidelites (per plan)

Stone or Brick on elevation (per plan)

Maintenance-free .042 gauge vinyl siding on sides & rear

Limited Lifetime Warranty dimensional shingles

Poured 10' x 12' concrete patio

Poured 5,000 psi concrete driveway

42" Curved walk from driveway to home

Insulated fiberglass front door

**NEW!** Exterior lights with LED bulbs

Yard light

Three exterior electric outlets

Two anti-siphon freezeproof sillcocks

Landscaping, irrigation, graded/seeded lawn installed

Rubberized ice & water shield in all valley & eaves

Maintenance-free vinyl soffit overhangs & aluminum fascia

Baked-enamel seamless aluminum gutters

## GARAGE FEATURES

2-car insulated and finished garage

Belt drive Garage door opener with two remote controls

Overhead Garage Door® 180 series with steel  
paneled insulated R-value of 7.8

Attic access pull-down stairs with 2 sheets of OSB board



Standard features may vary with location of home, subject to change without notice.