



Mosaic

Included Features-

Exteriors:

- Innovative modern design by architectural firm KTGy
- Exterior finish of stucco, composite siding, and brick
- 25 year asphalt shingle roofing
- Large dual paned, low-e vinyl windows (u-value of .32 or lower)
- Exterior lighting in the front, garage, and doorways
- Aluminum gutters and downspouts with baked enamel finish
- 8 foot tall insulated fiberglass entry door with deadbolt lock
- 8 foot tall front sliding door at great room for balcony access
- 8 foot tall garage door(s)
- Outside waterproof electrical outlets with holiday outlet & switch
- Hose bibs in the garage and rear of the home

Interiors:

- 9 foot high ceilings on main floor
- Designer wood cabinets in shaker style 42in tall upper cabinets w/choice of 2 stain and 2 painted finish options
- 2cm granite countertops throughout
- LVP flooring at entry, dining, & kitchen
- LVT flooring in baths and laundry
- Adult height vanities (at full baths)
- Sleek loop, stain resistant, polyester carpet
- Designed LED disk lighting & hardware in brushed nickel finish throughout
- Attached 2-Car garage w/ automatic opener and transmitters
- 2x6 exterior walls
- 17.4 SEER 2 Heat Pump unit for heating and cooling home
- Rough plumb for future water softener
- Fresh air recovery system (ERV energy recovery ventilator)
- Passive radon mitigation system
- Digital programmable thermostat
- WiFi compatible home (homerun main line in mech room w/ coaxial outlet and ethernet at pantry for WiFi box)
- Electric washer and dryer hookups
- Smoke detectors in all living areas & bedrooms with a carbon monoxide detector on each level
- Wall corners are mini – chamfer for a clean and straight design
- Berkley style interior doors
- Holy-Smooth finish sheet rock walls & textured ceiling with sheetrock wrapped windows
- Upgraded one tone paint in eggshell finish (choice of 5 available options)
- Sheetrock wrapped ½ wall stairways & loft areas with hand rail

Kitchen:

- Designer wood cabinets in shaker style 42in tall upper cabinets w/choice of 2 stain and 2 painted finish options
- Spacious kitchen island w/2cm thick granite countertops & bar overhang
- LVP Flooring
- Maytag Stainless Steel electric range
- Maytag Stainless Steel microwave
- Maytag Stainless Steel dishwasher
- Chrome Moen Sleek single hole pull down faucet
- 4 recessed light fixtures
- Rough electrical for kitchen pendants
- Pantry with melamine shelving
- In-sink garbage disposal
- Pre-plumbed water line to refrigerator

Baths:

- Designer wood cabinets in shaker style 42in tall upper cabinets w/choice of 2 stain and 2 painted finish options standard height vanities in all bathrooms
- Western Pottery square drop-in w/pedestal sink at half bath
- 2cm granite countertops in full baths
- LVT flooring in all baths
- Grand primary bath
- Quality Moen Jase bath and shower fixtures (chrome finish)

Efficiency+ by Garbett Features:

- HERS scores in the 50's (HERS scores are individually tested by 3rd party inspectors & will vary from home to home)
- Energy efficiency: R-23 walls & R-60 attic insulation 2x6 exterior walls with blown-in fiberglass insulation
- All-electric heating, cooling & cooking
- Electric Tanked 93% Efficient 50 Gallon Water Heater



*Floorplans and renderings are conceptual drawings and may vary from actual plans and homes as built. Options and features may not be available on all homes and are subject to change without notice. Dimensions are approximate. Actual homes may vary from photos and/or drawings which may show upgrades and may not represent the lowest-priced homes in the community. 7/09/2026



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(801) 396-9882

