



PARAGON PREMIER

— at Royal Highlands

Features & Amenities

Stylish Living

- Two-story single family residences
- Walking distance to Somerset Hills Park in Southern Highlands
- Borders the Paseo in Southern Highlands

Residences

- 10 foot ceiling on main floor and 9 foot ceiling on second floor
- Separate laundry room
- 3 car side-by-side garage pre-wired for electric charging station (in primary 2-car garage)

Designer Interiors with Luxury Appointments

- 8' double-door at entry with 6-Panel and 4-lite Axis glass
- 8' five-panel smooth white interior doors
- Upgraded white fit-and-finish detail including 5.25" base molding
- Mosaik Tile "Loft Series" 12"x24" tile floors with anti-fracture in entry, foyer, great room, dining room, kitchen, bathrooms and laundry room
- Luxurious Dream Weaver Mainstream carpet with 6 lb. carpet pad in the office, upstairs hallway, loft all bedrooms and stairwell(s)
- BJ Tidwell – Shaker Door maple cabinetry with 42" uppers and 3" crown
- Nevada Stairs custom handrail with mission square spindles

Impressive Kitchens

- Frigidaire Gallery Stainless Steel appliance package: (1) 36" gas cooktop with five sealed burners (2) double wall oven (3) 36" chimney wall hood, (4) built-in microwave and (5) 24" built-in dishwasher with SaharaDry and OrbitClean
- Custom 2-3/8" square mitered edge quartz solid surface countertop with 6" backsplash in multiple color choices (cut-off dates apply)
- Sterling under-mount stainless steel sink
- Moen Align Spring – spot resistant stainless one handle pull-down faucet
- BJ Tidwell Shaker door maple cabinetry with 42" uppers and 3" crown
- Pendant light pre-wire above kitchen island

Relaxing Baths

- Della Terra Quartz slab with 1.5" square polished edge countertops with 6" backsplash
- 12" x 24" Mosaik Loft Series tile floors
- Walk-in shower and separate free-standing tub in master bath
- BJ Tidwell Shaker maple cabinetry
- Amersink undermount sinks with Moen chrome faucets
- 12" x 24" tile shower surrounds
- "His" and "Her" toilets in master bathroom

Conveniences

- Recessed can lights and Decora rocker switches throughout the home, in bedrooms, and in closets
- Soft water loop location
- Ceiling fan prewire in great room and all bedrooms
- USB equipped outlets in kitchen and master bedroom (2)
- Receptacles with LED guide lights in traffic areas
- Garage door openers with remote
- All bedrooms include walk-in closets
- Balcony off master bedroom suite

Construction Highlights

- 2 x 6-inch exterior wall construction at all living areas (with R-13 insulation)
- Two ground-mounted high-efficiency (16 SEER rated) five-ton air condensers by Bryant
- High-performance low-E vinyl windows
- Rheem 75 gallon gas water heater
- Paver driveway, walkways and patio area
- HVAC jump ducts in bedrooms for sound mitigation
- Tightly-sealed air ducts and building wrap to reduce air infiltration

Landscape Detail

- Thoughtful front yard xeriscape landscaping with feature plantings

Home Warranty

- Homeowner orientation within five days of closing escrow
- Paragon Life Builders provides a warranty for workmanship and materials during the 1st year of ownership, and a warranty for systems (electrical, plumbing, HVAC) during the 1st and 2nd years of ownership. Additionally, Paragon Life Builders purchases a structural warranty through Professional Warranty Service Corporation (PWSC) at the close of escrow on behalf of the homeowner, which provide for structural coverage of qualified defects for years 3 through 10 of ownership.

Personalized Options

- Princess Suite
- 4-car garage (Selected Home Sites)
- Cabinets
- Pendant lights above kitchen island
- Kitchen and bathroom countertops
- Shower surrounds
- Appliances including washer, dryer and refrigerator options
- Carpet pad upgrades
- Flooring
- Stair railing
- Master bath laundry (secondary laundry location)
- Balcony with fan prewire, covered patio with fan prewire (per plan) and extended patio
- Check with sales counselor for applicable cut-off dates on all options

Selected floor plans, features and square footage of individual homes may vary from illustrations. Pricing, plans, features, square footage and other facilities are subject to change by the Developer, at its sole discretion, without notice.

