

Special Features of Hylands Ranch

Inside – Elegant Design

- Spacious & Open Design
- Main Level Living
- Ample Storage Space
- Custom Two-Tone Paint
- Space Saver Closet Organizer Design
- Durable LPV Wood Design Flooring
- Plush Stain Resistant Carpets
- Brushed Chrome Door Hardware
- CAT5e Phone/Computer Line on Main Floor

Outside – Ultimate Curb Appeal

- Coordinated, Professionally Designed Color Palettes Throughout
- Attractive 30-Year Architectural Shingles
- Maintenance Free Acrylic Exterior with Stone & Fiber Cement Accents
- Concrete Patio in Backyard for Family BBQ's & Gatherings
- Roomy Garage with Direct Access to Home
- Extended Height 8' Garage Doors with Openers
- Maintenance Free Aluminum Gutters

Construction – Solid & Reliable

- Advanced engineered I-Joist Floor System
- Seismic Strapping for Solid Connections
- Double Plating of all Walls for Stronger Walls
- Steel Reinforced Footings & Foundations
- Deadbolt Locks on all Exterior Swinging Doors
- Damp Proofing of Below-Grade Foundation

Energy Efficiency – Comfortable Savings

- 80% High Efficiency Furnace
- 13 SEER High Efficiency Central AC
- R-13 Wall / R-38 Ceiling / Draped Basement Wall Insulation
- Double Pan, Insulated Vinyl Windows
- Insulated Exterior Doors

Kitchen – Convenience & Style

- Concealed Hinges on all Cabinetry
- Sleek Stainless Steel Appliance Package includes Electric Range with fan/light hood, potscrubber dishwasher, and ½ HP Disposal
- Single Handle Moen Chrome Faucet with Sprayer
- Waterline to Refrigerator Location Pre-Plumbed to Wall
- Wide Selection of Designer Granite or Quartz Countertops
- 4" Backsplash
- Wide Assortment of LPB Flooring Selections

Bathrooms – Relax & Enjoy

- Private Master Bath
- Oversized Tub in Master Bath (Most Plans)
- Cultured Marble Tub/Shower Surrounds in Master Bath with Optional Accent Trim
- Easy to Clean Reinforced Fiberglass Tub/Shower Surrounds
- Sophisticated Single Handle Moen Faucets
- Safe to Use, Anit-Scald Shower Valves
- Vanex PEX Silent Flexible Plumbing System
- Granite or Quartz Countertops
- Broad Range of LPV Flooring Selections for Bath & Laundry

Community – Location

- Hylands Ranch subdivision is located in West Haven, Utah. This beautiful subdivision in Weber County has 24 buildable lots that are selling fast.
- Easy access to schools and is less than a mile from Kaneshville Elementary & less than 4 miles to Rocky Mountain Jr. High.

*****In addition to the included features, below are some of the other popular selections:***

- Built-in Microwaves & Other Appliances
- Various Cabinetry Choices with Stains & Glazes
- LPV Flooring at Kitchen, Bathrooms, Laundry
- Garage "Man Door"
- Ceiling Fan(s) & Other Electrical Selections
- Walk Out Basement