

# Portella Bellissimo

Luxury Collection Standard Features



## Structural

- 3000 PSI Concrete -w/ Radon Mitigation
- 2x6 Stud Construction, 16" on center\*
- 3rd Car Garage (per plan)
- R-49 Insulation in Ceiling, R-21 in walls, R-11 in Garage\*
- 10' Ceiling Plate, Coffered ceiling per plan
- 6' Double Pane Low E Vinyl Windows with auto locking system\*
- Taexx System Sentricon Termite Treatment
- Two Coat Synthetic Stucco System

## Plumbing, Heating and Cooling

- Premium Pex™, Non-Corrosive Water Lines, including Ice Maker Supply Line
- Tankless Water Heater\*
- Stainless Steel Under Mount Kitchen Sink with 1/3 Horsepower Garbage Disposal
- 90% (or higher\*) Energy Efficient Gas Furnace with Pilotless Ignition, 13 SEER (or higher\*) AC and Programmable Thermostats\*
- Full Foam Air Infiltration Package with continuous air barrier between all heated and unheated areas of home\*
- Low Water Use Commodes\*

## Electrical

- Copper Wiring
- (1) GENIE 2040 Garage Door Opener with two remotes
- Choice if 5 locations Pre-Wired for Telephone (CAT5) and Cable (RG6 Data)
- Choice of 4 locations Pre-Wired for Ceiling Fan, 1 ceiling Fan installed (buyers choice of location)
- Recessed Lighting in Kitchen, Hallways and above Shower and Garden Tub in Owner's Bath
- Smart Security System with Key Pad at Buyer's Choice of Location
- Energy Star Exhaust Fan in all Baths and Utility Room

## Appliances- GE™ Stainless Finish

- 30" Gas or Electric built-in cook top and vented hood, Micro/Oven Combo built-in stack
- Energy Star Dishwasher

## Interior Finishes

- 36" Drop Panel Maple Cabinets with Crown Moulding, Staggered Heights
- Chrome Delta™ Single Lever Faucets
- Designer Lighting Package in Nickel or Bronze
- 48" Mirrors in Owner's Bath
- Cultured Marble with Rectangular integrated bowl Countertops in Bathrooms
- Full 12"x12" Tile Backsplash in Kitchen
- 12" x 12" Ceramic Tile Surrounds in Master Bath and Guest Bath
- Level 1 Solid Surface Counter in Kitchen
- 12" x 12" Ceramic Tile Flooring in Entry, Kitchen, Nook, Utility Room, and Bathroom
- Recyclable Plush Carpeting with Scotch Guard™ Stain Release
- 8' Insulated Raised Panel Fiberglass Entry Door
- Choice of Raised Panel Masonite Interior Doors with painted trim
- Choice of Nickel or Bronze knob door hardware
- Owner's Choice of Exterior and Sherwin Williams Interior Paint
- Owner's Choice of Wire or Wood Shelving
- Sealed Unit Gas Log Fireplace in Family Room
- Brocade Ceilings throughout with Choice of Square or Rounded Drywall Corners
- Finished Garage: Rock, Tape, Texture, Paint, and Trim with Insulated Steel Garage Door and "Clear 1" Window Panel

## Landscaping

- Generous Front and Side Yard Landscaping with Auto Sprinkler System
- Front and Rear Hose Bibs, Backyard Landscaping water stub out
- Block Wall Fencing with single wrought iron gate

## Exclusively RayLee

- Locally Owned and Operated Since 1976
- Operating Owners hold Construction License
- Ability to customize floorplans and Green Features to fit your lifestyle
- Vendor partnerships exceed 25 years
- Excellent Builder Warranty Service for over 35 years
- Community-minded, giving back to students through Lobo House & Apple House
- 100% Customer satisfaction with RayLee Experience
- Automatic membership to the RayLee Super Fan Program
- HERO program to Honor Firemen, Police, Military & Teachers (1 per household)

## Bonus Features

 **legrand** Intuity Smart Home

- Keyless From Door Entry
- 2 Programmable Lighting Zones
- 3 Pre-Wired Keypad locations with one installed at buyer's choice



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