

Villas at Sierra Meadows

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New Memories, New Beginnings, New Home

Highlighted Features

Interior Highlights for Maximum Comfort & Living

- Soaring Vaulted Ceiling in Living Area*
- Spacious Open Floor Plans*
- Designer Selected Carpet Choices
- Modern Tile Plank in Bathrooms, Kitchen, and Laundry Room
- Custom Cabinets with European Hinges*
- Spacious Linen Cabinets*
- Bullnose Corners & Windows
- Textured Ceilings & Walls
- Ceiling Fan
- Designer Interior Doors
- Flex Room Options: Den, Office, Bedroom, 2nd Master Suite*
- Interior Laundry with 110V for Washer, Gas Hook-Up & 220V for Dryer to Accommodate Your Appliances
- Recessed Washer & Dryer Connection Boxes
- Custom Cabinets in Laundry Room*
- Exhaust Fan in Laundry Room*
- Convenient USB Outlets in bedrooms*

Designer Exterior Choices to Fit Your Style

- Designer Coordinated Exterior Themes
- Decorative Raised Panel Roll Up Garage Door
- Pre-Wired for Automatic Garage Door Opener
- Full Rear Yard Fencing with Gate*
- Concrete Driveway & Entry Walk
- White Dual Pane Windows
- Covered Patio Perfect for Entertaining*
- Detailed Front Yard Landscaping with Sprinklers & Fully Automatic Timers
- Convenient Garage Side Exit Door with Concrete Stoop
- Welcoming Covered Front Entry

Homeowner Satisfaction

- Pre-Occupancy Orientation
- 90 Day Customer Service Walk Through
- 1 Year Customer Service Walk Through
- Convenient Digital Homeowner Warranty Manual
- Signature 10-year Builder's Limited Warranty Program

Kitchen Features Built with You in Mind

- Functional Design for Entertaining
- Kitchen Islands Perfect for Meal Prep*
- Gas Range for Optimal Cooking Experience
- Food Waste Disposal
- Spacious Walk-In Pantry or Large Cabinet Style Pantry*
- Multiple Countertop Choices to Fit Your Style
- Convenient Pull-Out Kitchen Sink Faucet*

\$\$ Energy Saving Features \$\$

- Efficient Cool Technology Roof*
- Tankless Water Heater
- Forced Air Heating & Air Conditioning with Programmable Thermostat
- High Efficiency Vinyl Dual Pane, Low-E Windows
- Water Conserving Toilets
- Energy Conserving Dishwasher
- Gas Dryer Hook-Ups
- Dimmer Switches
- Fiberglass Insulated Front Door
- Occupancy Sensors with Automatic Shut Off in all Bathrooms
- Innovative Solar System, delivering an unmatched combination of power, savings & elegance
- Pre-wired for Electric Vehicle Charge Station

Your Master Suite & Bathrooms

- Spacious Walk-In Closets*
- Master Shower Enclosure*
- Dual Sinks in Master Bath*
- Tile Shower in Master Bath & Separate Soaking Tub*
- Fiberglass Tub & Shower in Guest Bathroom*
- Designer Fixtures

Home Protection and Personal Safety

- Direct Interior Access from the Garage
- Screens and Locks on All Operable Windows
- Keyed Door Knob set with Deadbolt Locks on All Entry Doors
- Quick Response Smoke Detectors in All Bedrooms
- Carbon Monoxide Detector
- Exterior Entry Lighting
- Privacy Fencing on Rear & Side Yard*
- Fire Sprinkler System with Concealed Heads

*Select Homes, Select Plans inquire with Sales Agent

In our continuing effort to improve our product, Smee Homes, Inc. reserves the right to make changes or modifications to maps, plan specifications, materials, features, and colors without prior notice. Prices and terms are subject to change and availability. Optional features may be included at additional cost and are subject to construction cut-off dates. All maps, plans, landscaping and elevation rendering are artist's conceptions and are not to scale. All square footages are approximate. Consult a sales associate for additional information.

(Effective Date -7/15/2022)



Introducing Your Smee Smart Home Features

All homes built by Smee Homes Inc are constructed with energy efficient, water conserving & safety conscious materials. Our homes come standard with energy saving high performance windows, fast acting tankless water heaters, and much more. From the foundation to the rooftop, these “smart” home features and appealing finishing touches help you live with security, great savings, genuine entertainment, and peace of mind.



Energy Smart

- Solar Reflective Roofing Shingles, Cool Roofing Design with a High Solar Reflectance
- Tankless Gas Water Heater
- Forced Air Heating & Cooling with Programmable Thermostat
- Dual Glazed Low-E® Energy Efficient Vinyl Windows
- Gas Dryer Connections
- LED Can Lights with Dimmer Switches
- Programmable timers on all Exterior Lighting
- Insulated Fiberglass Front Entry Door
- R-21 Exterior Wall Insulation
- R-38 Ceiling Insulation
- Occupancy Sensors at Bathrooms with Automatic Shut Off
- Solar System Power with High Efficiency Solar Panels*
- EVC Prewire in Garage

Water Smart

- Water Conserving Low-Flow Toilets
- Water Conserving Shower Heads
- Water Conserving Landscaping with Programmable Sprinkler System
- ENERGY STAR® Certified Dishwasher



Safety Smart

- Direct Interior Access from the Garage
- Window Screens and Locks on All Operable Windows
- Privacy Fencing at Rear Yard
- Insulated Front Entry Door with Peep Hole and Dead Bolt Lock
- Exterior Entry Lighting at All Doors
- Smoke Detectors in All Bedrooms
- Fire Sprinkler System with Concealed Heads



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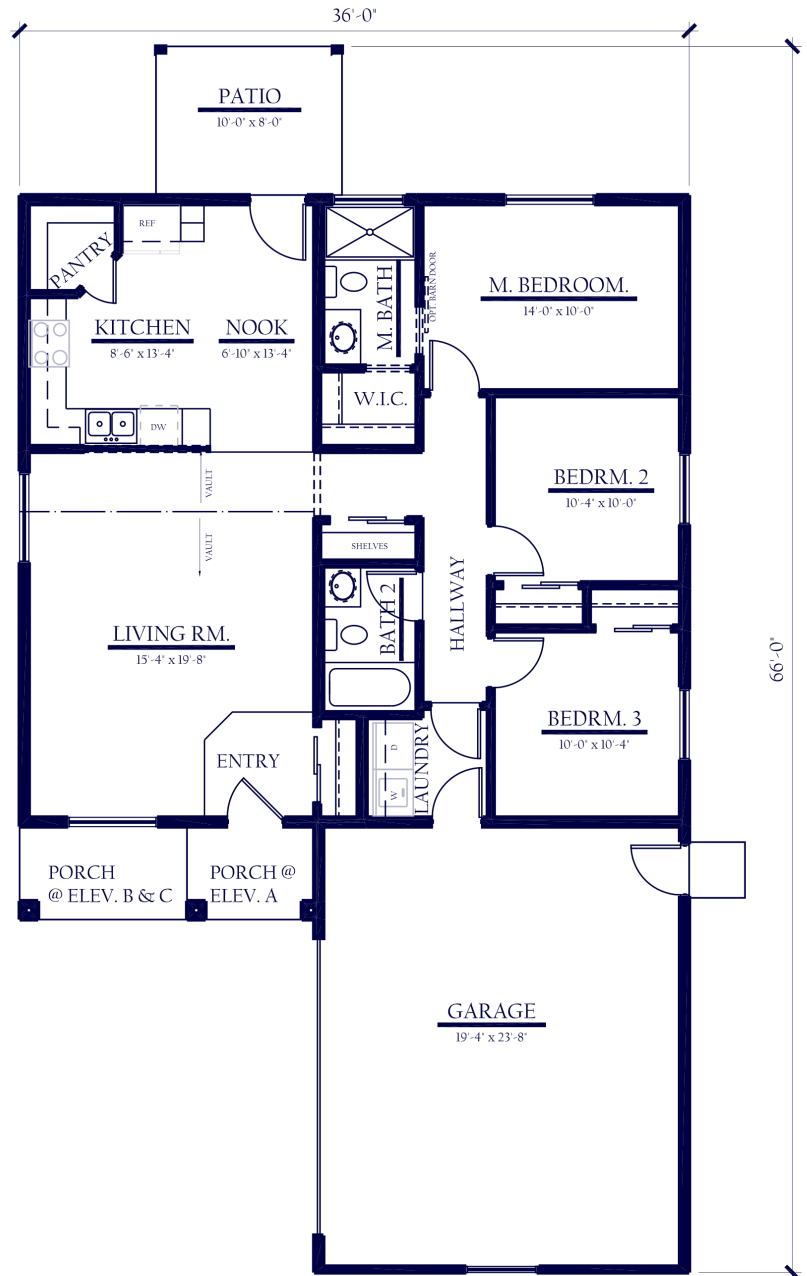
Smee Homes, Inc does not warrant or guarantee that energy efficiencies in homes will result in cost savings for all buyers. (Effective Date – 7/13/2020)





Villa Cimbrone

1224 SqFt, 3 Bedrooms, 2 Bathrooms



Your Sales Team:



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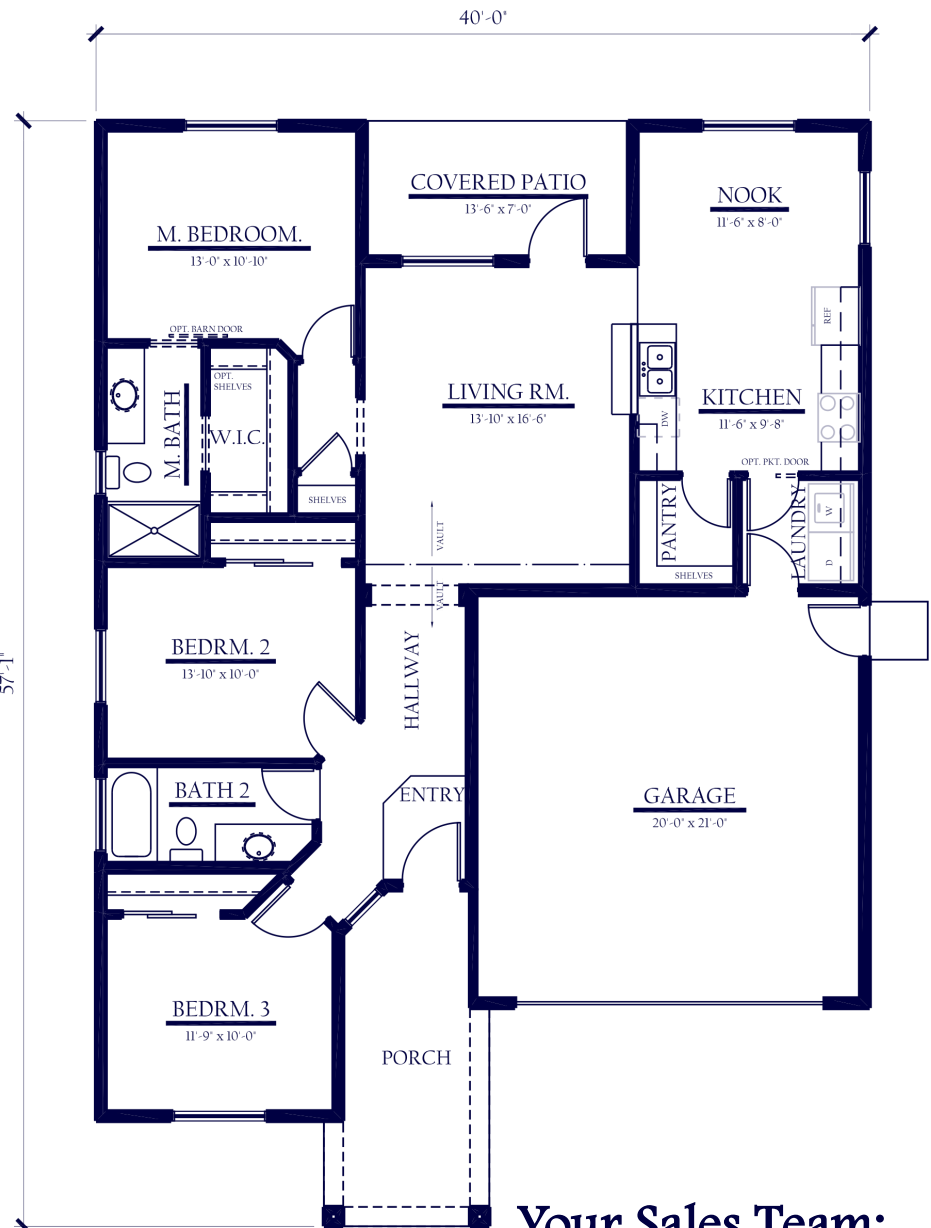


Shana Davis
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Villa Bergamo

1340 SqFt, 3 Bedrooms, 2 Bathrooms



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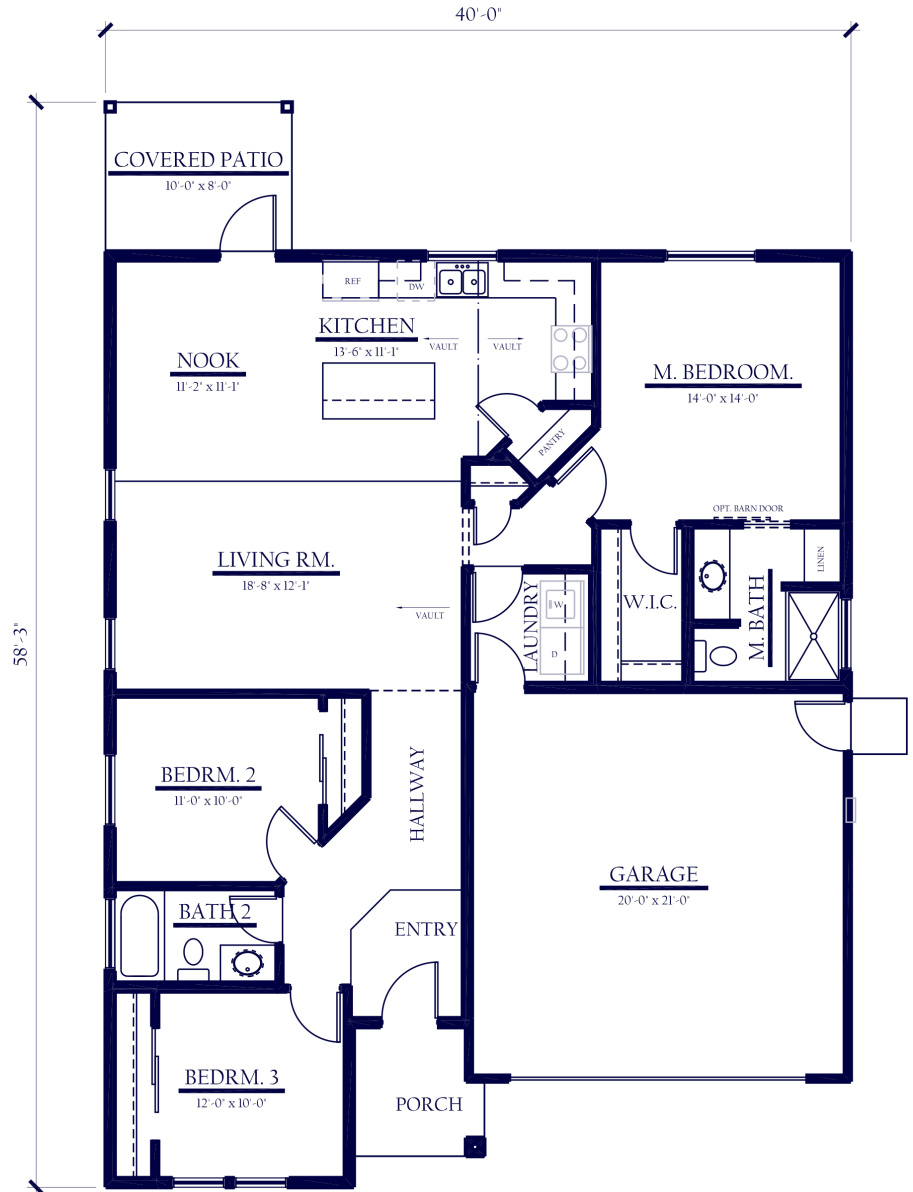


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Villa Sogno

1419 SqFt, 3 Bedrooms, 2 Bathrooms



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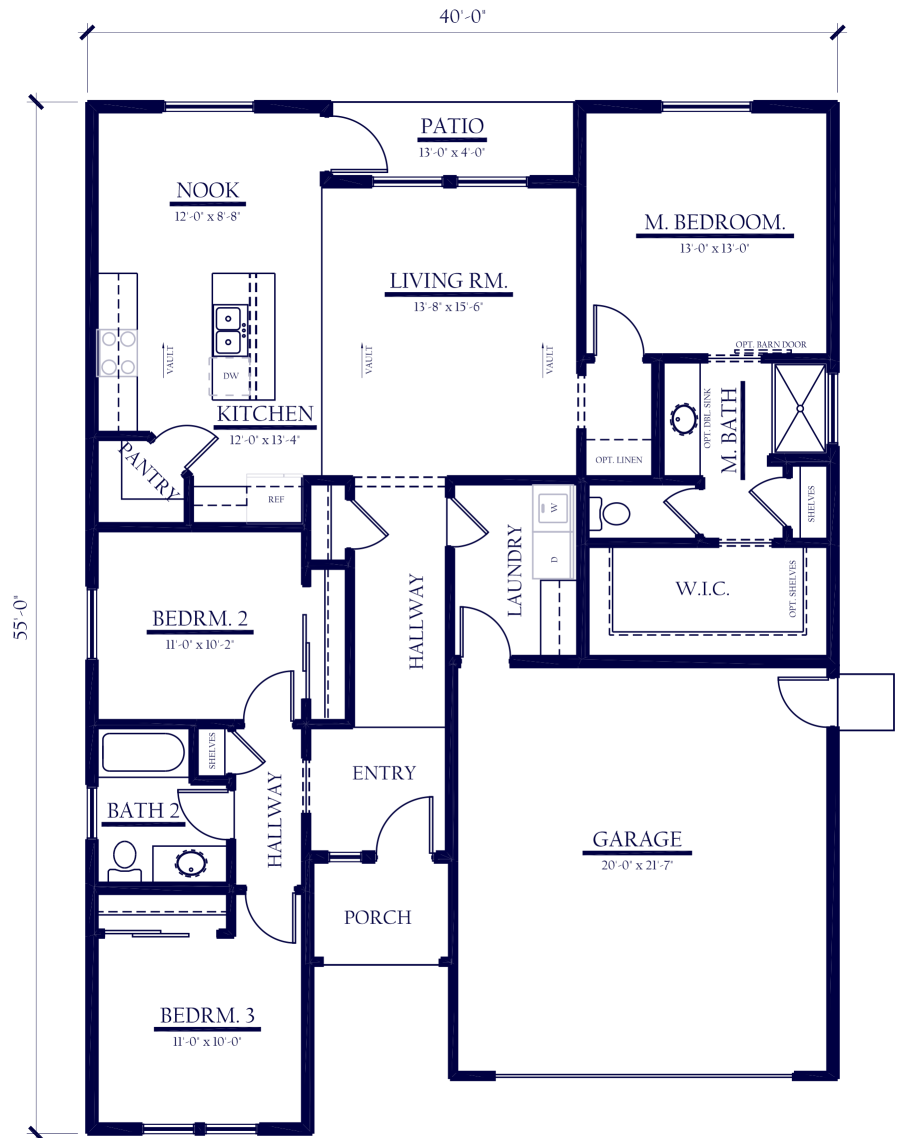


Shana Davis
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Villa Oasi

1530 SqFt, 3 Bedrooms, 2 Bathrooms



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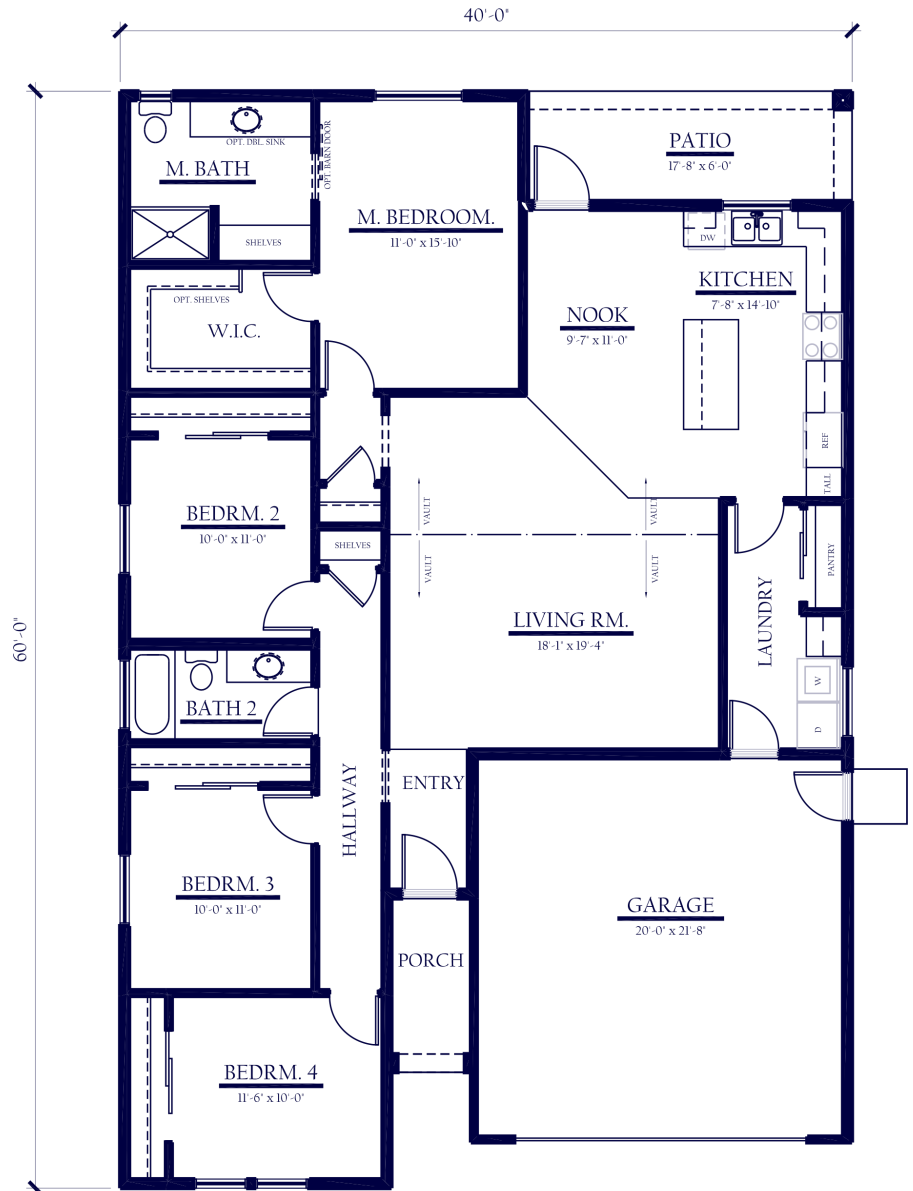


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Villa Avanti

1738 SqFt, 4 Bedrooms, 2 Bathrooms



Your Sales Team: Yo



Crystal Peterson
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Amy Woods
Lic. 02021793



Shari Woods
Lic. 01928078



Villa Palazzo

2121 SqFt, 4 Bedrooms, 2.5 Bathrooms



Your Sales Team:



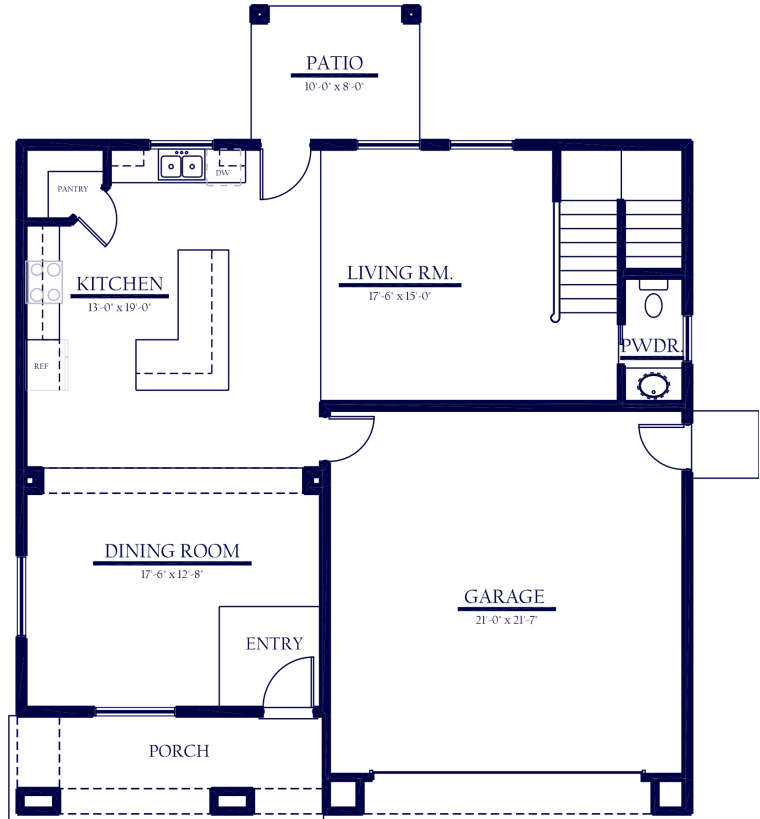
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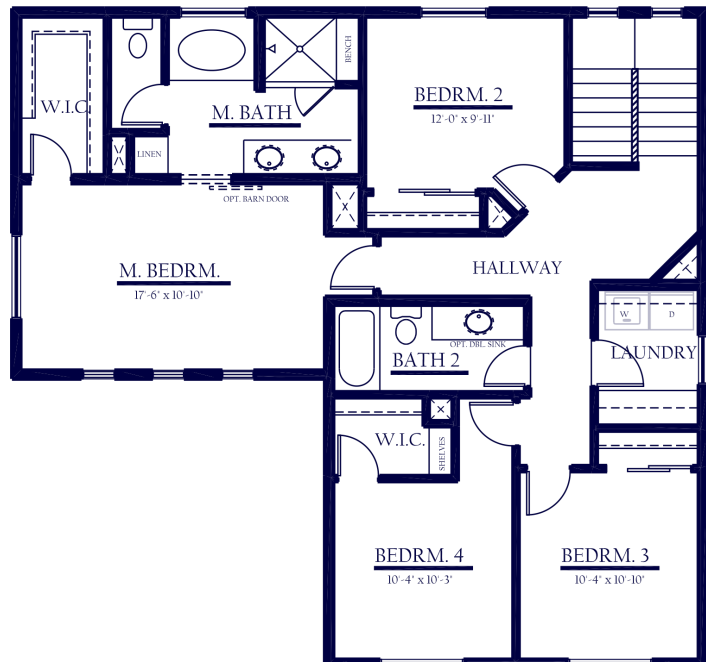
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