



SHERIDAN RANCH

Patio Homes



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Features & Finishes



Farmhouse Interiors

- Choice of multiple designer-selected farmhouse inspired color schemes:
- Airy and bright open-concept floorplan
- 9' ceilings on the main floor with tray ceilings in kitchen & great rooms*
- Oversized door openings and full width hallways
- Zero entry tiled shower*
- Hot water recirculating system not only saves precious water but also provides near instantaneous hot water within all areas of the home.
- Interior wall insulation lessens noise transfer as well as reduces heat loss into unused rooms.
- Durable laminate wood or LVT floors flow throughout main level
- Matte-black or brushed nickel hardware on all doors, with contemporary flat-stock baseboards and door casings
- Modern farmhouse inspired solid core interior doors
- Cozy gas fireplace with alpine ledgestone surround providing continuous heat in areas of the home we most enjoy*
- Plush carpeting on stairs and upper level*
- Plentiful closet spaces thoughtfully finished with solid shelving and organizers

Classic Kitchens

- Stainless steel appliance package features:
- 5-burner gas range with range hood with the option to do a range-hood
- French door refrigerator with bottom-mount freezer drawer
- Energy Star dishwasher
- Built-in microwave with trim kit
- Traditional shaker-style, soft-close cabinets with under-cabinet lighting
- 36" upper cabinets with an option to upgrade to 42" uppers *representing an option.
- Polished quartz countertops with full-height tile backsplash
- Deep, farmhouse-style apron-front sink *representing an option.
- Single-lever, high-arc faucet with integrated spray function by Delta
- Decorative pendant lights hang above island

Relaxing Bathrooms

- Traditional shaker-style cabinets with soft-close doors offer abundant storage
- frameless oversized mirrors
- Polished quartz countertop with undermount sink

- Custom tile shower detail in ensuite
- Frameless glass shower door in ensuite
- Double vanity provides plenty of room for two in ensuite
- Delta Trinsic faucet and shower head pair with oversized soaker tub in main bath*
- Full bath/shower units in guest baths.
- High-efficiency comfort height elongated toilets with soft-close seats
- Powder room on the main level for comfort and convenience*

Exceptional Exteriors

Farmhouse-inspired architecture creates an elegant streetscape with fully maintained yards, streets and common areas.

- Lush landscaping with mature trees, flowering shrubs, plants, and grasses
- No-step entrances for easy access and egress.
- Two exterior hose bibs for easy watering
- Side-by-side, double-car garage with opener and remote
- Insulated garage and garage door maintain ideal temperature
- LP Smartside or Diamondkote Pre-finished Siding
- Malarkey 40-year asphalt roof shingles
- Sturdy 2x6 exterior wall construction with R21/R38 insulation
- Engineered TJI floor joists with 7/8 edge floor sheathing

Neighborhood Amenities

- Proximity to Sheridan Memorial Hospital, Sheridan High School and Highland Park Elementary School
- Adjacent to Hidden Bridge Golf Course
- Walking distance to Mydland Market and Black Tooth Park and pond, with easy access to numerous walking and biking paths
- Incredible Big Horn Mountain Views*

* Most Homes

Convenience and Peace of Mind

Comprehensive 1-5-10 year warranty from Carlton Construction, including:

- 1-year coverage for materials
- 5-year coverage for building envelope
- 10-year coverage for structural defects
- Peace of mind knowing that Carlton Construction offers a quality control & warranty person to ensure each stage of your new home build is held to the highest standard

- High efficiency forced-air gas furnace with AC
- Honeywell WI-Fi Smart Thermostat allows full climate control & warning while at or away from home
- Smoke & CO2 detectors on each level

What is included in my HOA fee?

1. Tin Cup Circle paving/repair reseal as recommended by paving contractor.
2. Sidewalk repair.
3. Snow removal off Tin Cup Circle as well as individual driveways, front sidewalks and front porch.
4. Landscape maintenance, tree trimming, weeding and lawn fertilizing.
5. Metered water usage for landscape common areas

Important HOA information:

What is not included in my HOA fee?

1. *Maintenance or repair of exterior siding.
 2. *Maintenance or repair of roof.
 3. Maintenance or repair of shell or interior of home.
- Roofing has a forty-year limited manufacturer's warranty.
 - Siding is considered a low maintenance material.

Call **307-763-3263**

All materials and selections are subject to change based on market pricing and availability.

Available Upgrades and Options

- Fireplace built-in cabinetry/shelving
- Upgraded cabinetry package
- Upgraded hand texture on interior walls & ceiling
- Thermostat controlled garage heat system
- Exterior stone accent
- Garage storage cabinetry*
- Ensuite bathtub*
- Engineered hardwood & tile flooring package
- Gas or electric kitchen range
- Upgraded GE Cafe appliance package
- Video doorbell system
- Decorative grab bar package
- Additional garage door remotes
- Patio privacy fencing/gate
- Firepit or gas BBQ gas stub
- Black exterior window frame
- Easy closet system in primary suite
- Bonus third car garage (two-story units 7-10 only)*

**The Carlton Construction Promise:
Strong Communication From Start to Finish**



CARLTON CONSTRUCTION

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