



SHERIDAN RANCH

*Patio Homes*



# SHERIDAN RANCH PATIO HOMES

## *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.
- Sierra Pacific, Energy Star-rated, double glazed windows for maximum light and energy efficiency
- 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
- 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
- 42" upper kitchen cabinets that offer 25% more storage compared to standard height.
- Polished quartz countertops with full-height tile backsplash
- Deep, farmhouse-style apron-front sink
- 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
- Framed 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



- Matte-black 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.
- BBQ quick-connect box on patio
- Two exterior hose bibs for easy watering
- Side-by-side, double-car garage with opener and remotes
- Insulated garage and garage door maintain ideal temperature
- Durable LP Diamond Kote Smartside siding (30-year no fade manufactures warranty), with metal shed roof architectural accents\*
- Malarkey 40-year asphalt roof shingles
- Sturdy 2x6 exterior wall construction with R21/R38 insulation
- Engineered TJI floor joists with 7/8 edge gold floor sheathing

## Neighborhood Amenities

- Proximity to Sheridan Memorial Hospital, Sheridan High School and Highland Park Elementary School
- 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

## Available Upgrades and Options

- Fireplace built-in cabinetry
- Thermostat controlled garage heat system
- Garage storage cabinetry\*
- Free standing ensuite bathtub
- VIP interior finish package\*\*
- Solid hardwood & tile flooring package
- Engineered hardwood & tile flooring package
- Gas or electric kitchen range
- Video doorbell system
- Decorative grab bar package

### \*\*VIP Package:

For those looking to ensure every detail of your space exceeds expectations. This package allows owners to completely decide the cabinetry, countertops, tile, preferences of paint, flooring and appliance package, all to your individual fondness. Let our sales and design team help create a clear idea of how this customization option can align with your taste and budget.

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



**CARLTON CONSTRUCTION**

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