

the *Villas*  
AT FALCON RIDGE  
Billings Premier Patio Homes

The Villas at Falcon Ridge feature two distinct floor plans designed to truly reflect the best in patio home living. Villa One offers two bedrooms plus a den or optional third bedroom. Villa Two offers a master bedroom plus a den or an optional second bedroom.

### STANDARD FEATURES

#### Distinctive Interiors

- \*Great room with 11'6" ceilings
- \*Ceramic tiled floors in foyer, kitchen, dining, laundry, baths and hall
- \*Heat-n-Glo gas fireplace in great room with mantel and Culture Stone veneer
- \*Divided light glass doors in den
- \*Hardwood railings
- \*Two panel painted interior doors
- \*3 1/4" window and door casing
- \*5 1/4" baseboards
- \*Crown molding in great room
- \*Ceiling fan in great room
- \*Rounded drywall corners
- \*Schlage lever door hardware
- \*Custom laminated closet organizers
- \*Unfinished full basements

#### Impressive Designer Kitchens

- \*Custom designed rustic beech cabinetry – Choice of stains
- \*Custom trim and crown moldings
- \*Beautiful and durable granite or quartz counter tops (standard colors)–Villa One
- \*Bevel edged laminate counter tops–Villa Two
- \*Whirlpool quiet wash dishwasher
- \*Whirlpool smooth top range
- \*Whirlpool microwave
- \*Moen Camerist faucet
- \*Double bowl SS sink
- \*Ceramic tiled backsplash
- \*Refrigerator water line

#### Elegant Baths

- \*Double bowl vanity in master
- \*Ceramic tiled shower in master -Villa One
- \*Large garden tub with tiled deck in master-Villa One
- \*Fiberglass shower in master-Villa Two
- \*Ceramic tiled floors
- \*Beveled edge laminate counter tops
- \*Raised height vanities in all baths
- \*Moen Brantford faucets (chrome finish)
- \*Elongated water saving stools
- \*Linen shelves –Villa One

#### Classic Exteriors

- \*8' Simpson solid fir entry door with sidelights
- \*Jeld-Wen premium Low E windows
- \*Kolbe patio door
- \*HardiPlank cement fiber siding with designer details
- \*Cultured Stone rock veneer
- \*Drywalled and insulated double garage
- \*16' x 8' garage door with opener
- \*Large private rear patio
- \*Fully landscaped yards
- \*Lawn care, exterior maintenance and snow removal provided by HOA

#### Energy Saving Features

- \*90% efficient gas furnace
- \*13 SEER central air conditioning
- \*2x6 exterior construction
- \*Low E glass in windows and doors
- \*Programmable thermostat
- \*Code plus energy package

#### AVAILABLE OPTIONAL UPGRADES

- \*Cherry, alder or beech cabinets in various styles and finishes
- \*Hutch cabinet with glass doors-Villa One
- \*Custom kitchen island details-Villa Two
- \*Cabinets in great room and laundry room
- \*Kitchen appliance upgrades
- \*Counter top upgrades
- \*Under cabinet lighting
- \*Fireplace stone veneer options
- \*Fireplace mantel options
- \*Flooring options and upgrades
- \*Ceramic tile upgrades
- \*Custom paint options
- \*Light fixture upgrades
- \*Crown molding & wainscot trim options
- \*Whirlpool tub in master bath-Villa One
- \*Faucet finishes and upgrades
- \*Stereo speaker system & surround sound
- \*Finished lower level
- \*3 Car garage option
- \*Finished garage interior
- \*Fencing options