



MONTELLO RANCH DUPLEX

**MAY
HOUSE OF THE MONTH**

INVESTOR SERIES

**BUILT TO HOMESTEAD SPECIFICATIONS
(INCLUDES 1-HOUR TENANT SEPARATION WALLS)**

**TWO APARTMENTS, EACH WITH
2 BEDROOMS AND 2 BATHROOMS**

2624 SQ. FT. (TOTAL BUILDING)

1312 SQ. FT. (PER APARTMENT)


Ritz-Craft
Custom Building Simplified™

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MAY 2020 HOUSE OF THE MONTH: DESCRIPTION

The Montello Ranch Duplex offers apartments that include two car garages in a single-level floor plan. Upon entry through the front door or from the garage, you'll enter a wide foyer with open views of the kitchen, dining and living areas. All of the family spaces are rear facing, taking advantage of access to, and views of, backyard living areas. The centrally located kitchen is compact and efficient. It is just steps from the laundry center and features a large island bar with an open view of the family areas.

Each 1312 square foot apartment features a nicely sized master suite with a large walk-in closet and private bath. A secondary bedroom, also of ample size, is just steps from the main bath, which can double as a guest bath.

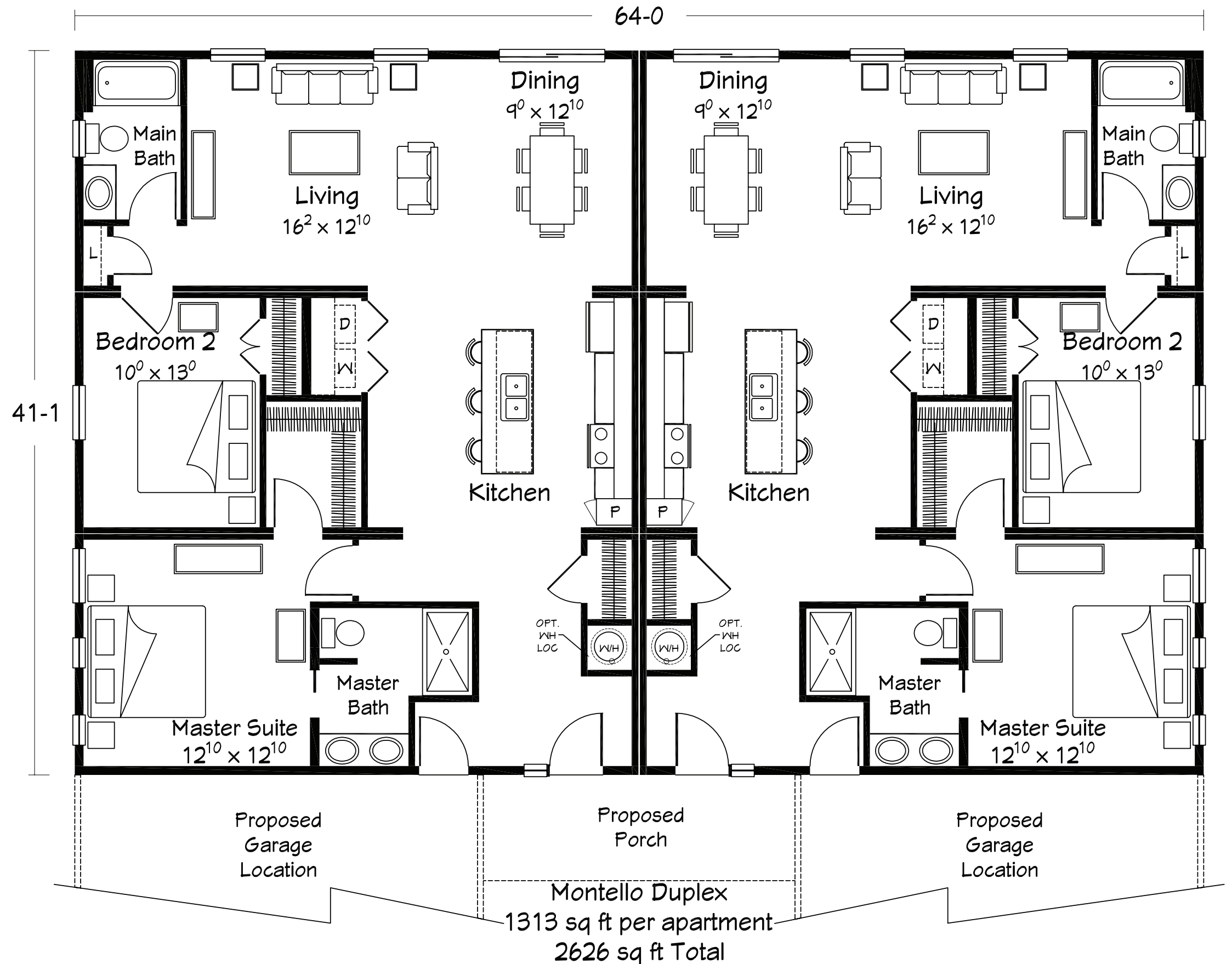
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MAY 2020 HOUSE OF THE MONTH: INCLUDED EXTERIOR FEATURES

- 5/12 Tri-Mod roof system
- RCDT front doors with RCSJ sidelites (primed—paint optional)
- Vinyl Board & Batten siding for 3-sides of porch (based on 6' deep front porch)
- Fire rated garage entry doors
- 6' sliding patio doors

Please note: The garages and front porch areas are shown as site-built features. Framing and finish materials for those features are not included in the House of the Month package since final depth of porch/garage and exterior elevation finishes are to be determined by the builder. The artist's renderings depict a typical or suggested elevation.



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MAY 2020 HOUSE OF THE MONTH: INCLUDED INTERIOR FEATURES



- DESIGN ELEMENTS 6"x 48" LVP flooring in Foyer, Kitchen, Laundry, Dining, Living Room and rear Hall
- (5) recessed ceiling lights in Kitchen (includes 1 over sink)
- (2) hanging pendant lights over Kitchen island/bar
- Pocket door at Master Baths
- 36" x 60" fiberglass shower base with tiled walls and slide-by shower door in each Master Bath



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