

Tamarron Classic (50s)

Katy, Texas 77494

Interior Features

- 2 USB outlets
- Cable and telephone wiring – Master Bedroom, Family Room and Bedroom #2 (Study and Game Room if applicable)
- Metal stair parts with stained handrail
- 18" Ceramic tile flooring at Entry, Family/Living/ Dining/Hall to Bedrooms First Floor (per plan), Utility, Kitchen/Breakfast and Bathrooms
- Rounded sheetrock at 90 degree corners
- Cultured marble vanity top with double sinks in Master Bath
- Acrylic garden tub with separate shower and tile surround
- Single shampoo niche in master shower
- Barrel vault ceilings over secondary tubs
- Elongated commodes in all baths
- Pedestal sink in Powder Room
- Smoke detectors with carbon monoxide sensor in common areas
- Wood shelving in all closets, pantry and utility room
- Ceiling fans in Master Bedroom and Family Room (Study and Game Room if applicable)
- Moen® lifetime finish warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets throughout the home
- Kwikset® brushed nickel interior & exterior door hardware
- Home security system with one trimmed keypad

Kitchen Features

- 42" cabinets with crown moulding
- Stainless Steel Frigidaire® appliances (microwave, dishwasher & gas range)
- Granite countertops with bullnose edge
- Offset ceramic tile backsplash
- Recessed lighting
- Stainless steel undermount kitchen sink with garbage disposal
- Moen® stainless steel pull-out faucet
- DuPure® drinking water filtration system
- Ice maker connection for refrigerator
- Flushed bar tops where applicable

Exterior Features

- Landscape package (including full sod front/back)
- Mahogany wood front door (with insulated glass selection specific)
- Covered Patio
- 3 sides brick – 1st floor
- Fully fenced rear yard with gate
- Cast stone address plaque
- Raised panel ½ lite back door
- Front coach lamps (2) (location plan permitting)
- Pre-wired for garage door opener
- Decorative hardware on garage door
- IKO® Architectural Shingles - Limited Lifetime Warranty

Construction & Energy Features

- Rinnai® tankless gas water heater
- High-efficiency 16 SEER Carrier® air conditioning system with programmable thermostat and mechanical air ventilation
- HERS (Home Energy Rating System) Index
- Uponor® PEX Water Delivery System
- LP Tech Shield® Radiant Barrier Roof
- Third party quality inspections throughout construction process
- 10 Year Homebuyer's Warranty
- 2 Year Mechanical Warranty
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat ceiling areas
- Fully sheetrocked and painted garage
- Engineered post tension foundation
- Bora-Care® application to protect building materials against wood destroying insects
- Double pane, Low-E, vinyl windows

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