

Summer Park Features

60' Lots

EXTERIOR

- Elegant coach lamps at front entry
- Brick entry porches
- Choice of American-Made brick on all four sides of first floor
- Privacy fenced rear yard
- Owens Corning TruDefinition® OAKRIDGE® Shingles
- Prewired for garage door opener
- Choice of white or tan vinyl framed windows with divided lites on front of home and an obscure divided lite at the Master Bath tub
- Outside weatherproof electrical outlets
- Three exterior water faucets
- 8' Stained mahogany wood front door
- Landscaped front yard including shrubs, full sod front and back, and two oak trees
- Full landscape sprinkler system with rain sensor

INTERIOR

- Elegant tile floors in Foyer, Kitchen and Breakfast Room, Powder Room, Utility Room and "wet" areas of all Bathrooms
- Raised panel interior doors with Antique Nickel hardware
- Separate paint color for walls and trim
- Security system installed and ready for optional monitoring
- Dramatic cast stone fireplace surround
- Smoke detectors in all bedrooms
- Carbon Monoxide Detectors
- Designer lighting package available in several decorative finishes
- Elegant "Decora" rocker type electrical switches
- Structured wiring package
- RG-6 Quad Shield Cables and Cat5e wiring
- Designer paint accent colors in Kitchen, Master Bath and Powder Room
- Traditional open stairways combining stained and painted woodwork on all two story plans
- Carpet with stain resistant protection over ½" pad
- Ceiling fan with light in Family Room
- High quality Moen faucets in all bathrooms
- Elongated commodes in all bathrooms
- Rounded sheetrock corners (except windows)

KITCHEN

- Well organized work and storage space with large island in most plans
- Full 1-lite insulated glass panel door at back for additional light
- Designer light fixture in Breakfast Area
- Elegant kitchen cabinets with choice of finishes featuring 42" wall cabinets

- Elegant and durable Granite countertops with decorative ceramic tile backsplash
- Eight inch deep stainless steel undermount sink with a chrome Moen pullout spout faucet and garbage disposal
- Whirlpool 30" gas range, Energy Star dishwasher, microwave with vent to outside

MASTER BEDROOM AND BATH

- Large garden tub and separate shower with ceramic tile surrounds
- Double cultured marble sinks with Hi-Lo vanities
- Large walk-in closets
- Elongated commode
- Designer vanity lighting

ENERGY EFFICIENT FEATURES

- Environments for Living Home
- Vinyl framed windows with double pane insulated low emissivity glass
- Energy efficient Trane A/C units with zoned systems on all 2 story homes
- Environmentally friendly R410 refrigerant
- Utilization of jumper ducts in all bedrooms to produce a better balanced A/C system
- Media filters installed on each HVAC system for cleaner air
- Fresh Air Ventilation
- Three phase pressure seal to provide a cleaner, quieter home with less air leakage
- R-13 batt insulation in exterior walls
- R-22 batt insulation in sloped ceilings
- R-38 blown insulation in flat ceilings
- Ridge and soffit ventilation
- Cost efficient gas heat, water heater and kitchen cook-top
- Two 40-gallon Bradford White high efficiency water heaters in all plans with 3 or more full-sized bathrooms
- TechShield radiant barrier roof decking

OTHER FEATURES

- 10 year HOME of Texas Limited Warranty Plan
- The J. Patrick Homes Limited Warranty Plan
- On-site custom framing
- Engineered post-tension slabs
- Meeting with Builder before construction and walk through inspection before closing to assure satisfaction
- Borate termite pre-treatment by Home Team Pest Defense
- Taexx Built -in pest control system for downstairs exterior and plumbing walls

Features subject to change without notice. Effective with homes sold and started after February 28, 2014.