

Community Standard Features



Exterior Design

- Four Sides American-made Clay Brick on First Floor
- Landscape Package Includes Front and Side Sod, Shrubs and 2 Oak Trees
- Earth-tone Prairie Light Windows on Front Elevation
- 6' Wooden Privacy Fence
- 25-year Limited Warranty Shingles
- 10' x 10' Private Patio (per plan)
- 3 Weatherproof Electrical Outlets
- 2 Exterior Hose Bibs
- Cast Stone Address Block and Keystones (per plan)
- 2-Panel Alderwood Front Door with Brushed Nickel Handle Set
- Fiber-cement Exterior Siding, Soffit and Fascia
- Gutters at Entry and Rain Diverters at Backdoor
- 2 Coach Lights at Garage Door (per plan)
- Pre-wired for Garage Door Opener
- Dedicated 110v Outlet on Exterior Wall for Future Irrigation System

Interior Design

- Ceramic Tile in Entry, Kitchen, Breakfast, All Baths and Utility
- Pre-wired (CAT 5E) for Phone in Master, Kitchen, Gameroom and Study (per plan)
- Pre-wired (RG6) for TV in Master, Family, Gameroom and Study (per plan)
- Pedestal Sink with **Moen®** "Brantford" Chrome Fixture, Elongated Commode and Beveled Edge Mirror in Powder Bath
- Crown Moulding in Formal Dining and Formal Living (per plan)
- 5 1/4" Pine Baseboard on First Floor with 3 1/2" Door Casing
- Stairways with Stained Oak Handrails and Posts, with Painted White Wooden Balusters (per plan)
- Vaulted Ceilings in Select Areas (per plan)
- Multi-speed, Reversible Brushed Nickel Ceiling Fan with Light Kit in Family, Master, Gameroom and Study (per plan)
- Raised Panel "Classique" Interior Doors
- **Kwikset®** Brushed Nickel Door Hardware and **Progress®** Designer Light Fixtures
- Walk-in Utility Room with Built-in Shelves and Exhaust Vent
- Lighted Attic Access with Insulated Hide-away Pull-down Stairs
- Rounded Sheetrock Corners Throughout Home (excluding windows)
- Wood Shelving Throughout Home
- Porcelain on Steel Tub with 12" Tile Surround in Secondary Baths
- **Moen®** "Brantford" Chrome Plumbing Fixtures
- Wood or Gas-burning Fireplace with Cast Stone Surround
- Fully Sheetrocked and Painted Garage Interior

Gourmet Lifestyle Kitchen

- Granite Countertops with 12" Ceramic Tile Backsplash Laid Straight
- Stainless Steel 8" Deep Undermount Sink

- Partial Built-in **Whirlpool®** Stainless Steel Appliance Package Includes:
 - 30" Gas Cooktop
 - Self-cleaning Oven with Microwave Above Cooktop
 - Energy-saving Multi-cycle Dishwasher
- 42" Oak Cabinets with Adjustable Shelving and Crown Moulding
- Walk-in Pantry with Wood Shelving
- Kitchen Island (per plan)
- Recessed Can Lighting

Elegant Master Suite

- Acrylic Oval Tub with **Moen®** "Brantford" Chrome Deckmount Fixture
- Separate Shower with Semi Frameless Door
- 36" Dual Vanities with **Royal Granite®** Countertops and Built-in Knee Space (per plan)
- 12" Ceramic Tile Tub/Shower Surrounds, Ceramic Tub Skirt
- Large Walk-in Closet
- Separate Water Closet with Elongated Commode
- Medicine Cabinet in Matching Wood
- Beveled Edge Mirror

Safety and Energy Features

- Low VOC Two-tone Wood and Wall Paint with Monterey Drag Texture
- **Owens Corning®** R-38 Insulation in Attic (R-19 and R-22 in sloped ceilings)
- **Owens Corning®** R-13 Insulation in All Exterior Walls (excluding garage)
- EnergyStar Rated Low E3 Double Pane, Insulated Windows
- **Lennox 14-SEER** HVAC System with **Owens Corning®** R-6 Air Ducts (dual zone in 2-story homes)
- **Honeywell®** Energy Efficient Programmable Thermostat
- Fully-functional Alarm Wired for 3 Exterior Doors, Motion Detector and One Keypad
- Smoke Detectors with Battery Backup for Continuous Operation
- Airtight Poly-sealant on Exterior Walls, Windows and Doors
- Attic Air Flow Ventilation with Soffit and Roof Venting (ridge venting per plan)
- 40-gallon Minimum Quick Recovery Gas Water Heater
- Electric and Gas Dryer Outlet
- 110 mph Windstorm Engineered Designs (see sales for details)

Quality Features

- Two 2-hour Appointments with Professional Design Consultant
- 10-year **Home of Texas** Limited Warranty
- Onsite Framing
- Professionally Engineered Post-tension Foundation
- Professionally Engineered Silent Floor I-joist System
- Tongue and Groove Sub Floor Secured with Nails, Glue and Screws
- 4 Inspections by Private Third-party Inspectors
- Limited Lifetime Warranty on All **Moen®** Plumbing Fixtures

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