

Marina Del Sol Villas

New, Exclusive 15 Home Gated Community

Custom Homes Proudly Built with the Following FEATURES

www.mdswaterfrontvillas.com

Quality Construction

- Engineered Post Tension Foundation
- Hard Exterior Siding with 50 Year Limited Warranty
- Bora-Care* application to protect building materials against wood destroying insects and fungi
- Third Party Inspections at Key Construction Phases
- Meets Texas Department of Insurance Windstorm Code - hurricane clips and straps provided
- 30 Year Mildew Resistant Shingles
- Engineered I-joist floor system
- 10 Year Limited Structural & Foundation Warranty
- 2 Year Mechanical Warranty
- Upnor* Branch & Tee Plumbing System
- Tightly sealed air ducts
- High performance low-E vinyl framed windows

Exterior Features

- Covered back patio and multiple balconies
- Steel garage door(s) with openers
- Full seamless gutters
- Sherwin Williams Resilience* Exterior Paint
- Front Coach Lights (per plan)
- Two tone exterior paint colors
- Fully landscaped and sod yard
- Automatic irrigation systems

Kitchen Features

- FRIGIDAIRE* Energy Efficient Stainless Steel appliances to include: 30” electric double wall oven, 36” gas built-in cook-top with vent hood, 1.6 cu. ft. built-in microwave, 24” built-in dishwasher
- 42” cabinets with raised panel door with large crown molding
- Late pantry closets providing abundant storage (per plan)
- Granite counter tops with either Double Eased, Bullnose or Demi Bullnose edge
- Ceramic tile backsplash
- InSinkErator* Evolution Series 3/4 HP Disposal
- 60/40 stainless steel under mount sink
- Drinking water filtration system at kitchen faucet

Bath Features

- Granite counter tops with under mount sink(s) in Master (as applicable)
- Oversized walk-in showers in Master Bath
- Frameless shower doors in Master Bath
- Elongated commodes in all Baths
- Framed vanity mirrors throughout the home
- Shampoo Niche in Master Bathroom

Energy Features

- Radiant Barrier Roof Decking
- 16 SEER Carrier AC System with Puron*

Interior Features

- 12 foot wide sliding glass doors in the living room
- Sherwin Williams* Paint
- Ceramic tile in Entry, Kitchen, Breakfast, Utility & all Baths
- Beautiful Wood spindle Staircases
- Moen* Faucets throughout home
- Oil rubbed bronze lighting, plumbing and door hardware throughout
- 8' interior doors at first floor living area
- Ceiling fans in predetermined locations
- 5 1/4" baseboards throughout all living areas
- Carbon Monoxide Detectors

- Honeywell* Programmable Thermostat
- R-30 Blown Fiberglass Insulation in flat ceilings
- R-19 Insulation in sloped ceiling
- R-13 Fiberglass Insulation in exterior walls
- Natural Gas Water Heater
- Vinyl Double Pane Tilt Sash Low-e Windows that meet Windstorm Standards

The Options

- Elevator
- Summer Kitchens
- Tower (End units only)