

Upgraded Features for 22507 Frassati Way

1. Vivant Alarm system with 3 cameras, Front, Side and Back
2. Full Sized Murphy bed in secondary bedroom
3. On-Demand Tankless Water Heater
4. Decking in Attic for extra storage
5. Cabinets in Garage
6. High End Hardware on All Cabinets and Drawers in Kitchen & Both Baths
7. Retractable Sunshade on Backyard Patio
8. Plumbing for Gas Grill on Backyard Patio
9. Mud Set Tiled Master Bath Shower Floor
10. Extra Detachable Shower Head on Master Bath Garden Tub
11. Extra Electrical Outlet in Master Bath
12. Extra Recessed Light in Master Bath

* Please SEE 2nd Page Too!

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America's Builder

Reserve At Klein

Feature Sheet

Interior Features

- Rounded sheetrock at 90 degree corners
- Flat Panel Birch cabinets in Master Bath with High Vanities
- Matte finished cultured marble vanity top in all baths
- Double Sinks and acrylic garden tub with separate shower and tile surround in Master Bath
- Semi frameless shower enclosure
- Elongated commodes in all baths
- Porcelain Pedestal Sink in Powder Room
- Smoke Detectors
- Wood shelving in all closets, pantry and utility room
- Telephone wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Cable wiring – master bedroom, family room, highest # bedroom (study, game room, if applicable)
- Ceiling fan in master bedroom, all secondary bedrooms, family room (study, game room, if applicable)
- Moen lifetime warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets
- Sherwin Williams paint
- Brushed nickel interior & exterior door hardware
- Stair parts – 1st Floor
- Ceramic tile flooring in entry, kitchen, utility and all baths
- Pre-wired for security system

Kitchen Features

- Choice of White or Black Frigidaire Appliances (package: microwave, dishwasher & gas range)
- 36" Flat Panel Birch cabinets with crown moulding
- Granite countertops
- Ceramic tile backsplash on diagonal
- Recessed lighting
- Stainless steel sink with garbage disposal and vegetable sprayer
- DuPure drinking water filtration system
- Ice maker connection for refrigerator

Exterior Features

- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Double Bore Painted Fiberglass Raised Panel Front Door
- Double Bore Painted Fiberglass Raised Panel 1/2 Lite Back Door
- Divided lite windows on front elevation
- Pre-wired for coach lights
- Pre-wired for garage door opener
- Covered back patio
- Brick pavers at Front porch

Construction & Energy Features

- HERS (Home Energy Rating System) Index
- Radiant Barrier
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Natural gas water heater
- Fully sheet rocked and painted garage
- Post tension slab
- Bora-Care application to protect building materials against wood destroying insects and fungi
- Vinyl Windows

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