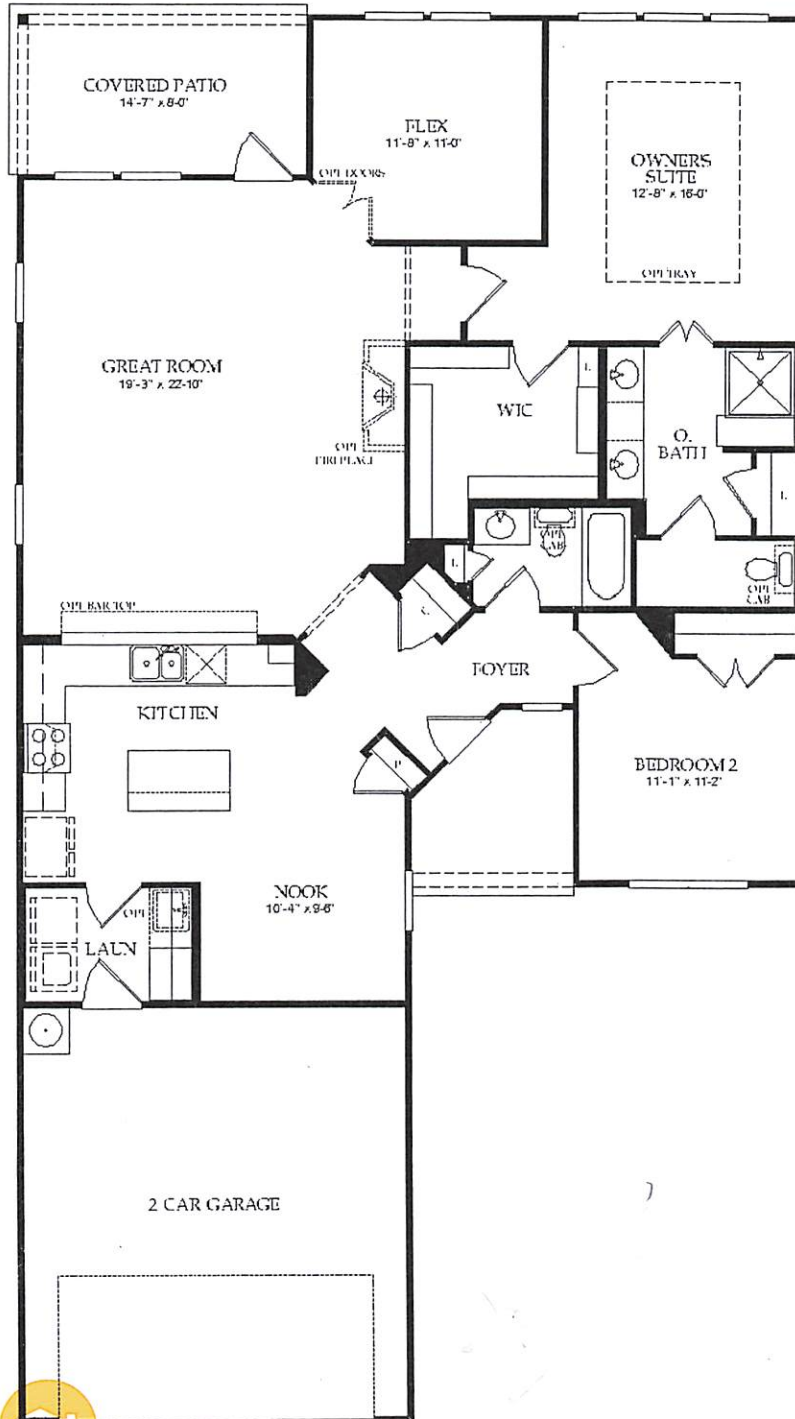


# Surrey Crest



## Smart Space Options

Our floorplans offer a variety of smart space alternatives designed to offer flexibility and use of space that caters to how you live.

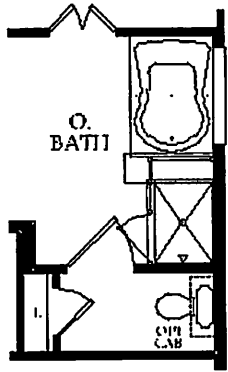
Be sure to ask your sales counselor about which selections might be right for you.

- Gourmet Kitchen
- Master Bath Soaking Tub in lieu of Linen
- Master Glamour Bath in lieu of Linen/Shower
- Extended 4' Garage Space

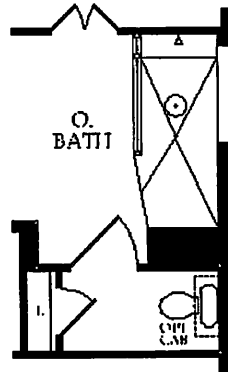


Built from the idea up.

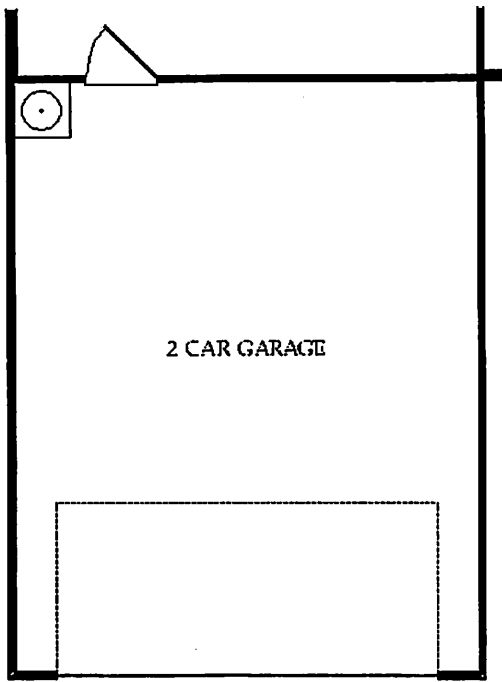
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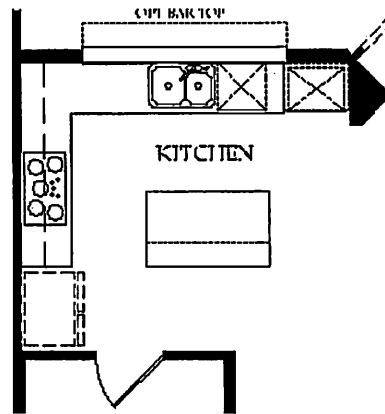
Opt Owner's Bath 1



Opt Owner's Bath 2



Opt 4'-0" Garage Ext



Opt Kitchen Upgrade

# The Village at Tuscan Lakes - Lakes Series

## 281.332.4368

### DESIGN AND STYLING

- Brick Front and Sides
- Upgraded Natural Stone (per elevation)
- Exciting Exterior Designs
- Fully Sodded Front, Rear and Side Yards
- Sprinkler System– Front & Side Yards
- Generous Landscape Package
- 6-Panel Solid Mahogany Wood Front Door
- 3' Wide 2-Panel Textured Masonite Interior Doors (with exceptions)
- Cedar Privacy Fencing
- 9' Ceilings with Elegant Tray Ceilings (in designated areas per plan)
- Ceiling Fans in Master Bedroom & Family Room
- Luxurious **Shaw**<sup>®</sup> Carpet
- Ceramic Tile (in designated areas per plan)
- Rounded Sheetrock Corners
- Utility Room with 42" Cabinets with Rod and Shelf
- Stained Cedar Shutters (per plan)
- Full Gutters Included
- 6" Crown Molding (in designated areas per plan)
- Covered Patios

### KITCHEN

- **Whirlpool**<sup>®</sup> Appliance Package including: microwave, 5 cycle dishwasher, 30" cook-top and built-in single oven (per plan)
- **Corian**<sup>®</sup> Sink with **Moen**<sup>®</sup> Lifetime Warranty Faucet and Vegetable Sprayer
- 42" **Aristokraft**<sup>®</sup> Cabinets (hardwood cabinet fronts)
- Designer **Corian**<sup>®</sup> Countertops
- Ceramic Tile Backsplash

### MASTER BATH

- High Quality **Moen**<sup>®</sup> Fixtures – Lifetime Limited Warranty
- Beveled Edge Trimmed Mirror
- Luxurious Garden Tub
- Separate Shower with Tile Walls and Seat
- Oversized Walk-In Closet

### GUEST BATH

- Acrylic Tub with Tile Surround
- Powder Rooms Include Pedestal Sinks with Mirror
- High Quality **Moen**<sup>®</sup> Fixtures with Lifetime Warranty
- Cultured Marble Vanity

### ENERGY SAVING FEATURES

- **Lennox**<sup>®</sup> 14 Seer High Efficiency Electrical Air Conditioner with 5-Year Warranty (10-year warranty available)
- Insulation Package: R-13 Walls, R-30 Ceilings, R-30 Attic-Flat areas, R-19 Attic-walls
- Energy Saving Gas Furnace, Range and Hot Water Heater
- High Efficiency, Insulated Air Conditioning Duct
- Polysealant Around Base Plates, Doors and Windows
- Double-Paned, Heat Reflective Windows with Energy Efficient Glass
- **Tech Shield**<sup>®</sup> Radiant Barrier Roof Decking

### SAFETY AND ENGINEERING

- Smoke Detectors in All Bedrooms
- Pre-Wired for 3 Cable/3-CAT5 Phone (per plan)
- Pre-Wired for Ceiling Fans (per plan)
- Garage Door Opener with 2 transmitters
- Engineered, Post Tension, Cable Stressed Foundation
- Exterior GFI-Guarded Electrical Outlets
- Insulated Steel Garage Door (per plan)
- High Tech **Zurn Pex**<sup>®</sup> Plumbing System
- 1-Year Fit and Finish Warranty
- 10-Year Owner's Warranty Program
- 220 Outlet for Electric or Gas Dryer
- **Taexx**<sup>®</sup> Pest Defense System
- Borate Termite Prevention
- 16" On-Center Construction on Load Bearing Walls
- Alarm and Security System with 2 keypads
- 30-Year Shingles

Continuing a policy of constant research and improvement, Seller reserves the right of price, plan, features, brand or specification change without prior notification. Pest control and security system require payment of additional cost and fees, which are not included in your home purchase. Updated 03/29/11



# TUSCAN LAKES Series

## Life Tested™ Standard Features

### Interior

- EMSER® 13" Ceramic Tile in Entry, Bathrooms, Kitchen, Nook, and Utility Room
- MOHAWK® Carpet with 5.5 LB Carpet Pad
- Rounded Drywall Corners with Textured Walls and Ceilings
- SHERWIN-WILLIAMS® Interior Paint
- All Secondary Bedrooms Blocked and Prewired for Ceiling Fans
- Toggle Light Switches
- Decorative SEA GULL LIGHTING® Fixture Package
- SEA GULL LIGHTING® Fluorescent Lighting in Laundry Room and Owner's Closet
- Raised 3- Panel Textured Interior Doors
- Privacy Locks on Owner's Suite and all Bathroom Doors
- SCHLAGE® Lever Interior Door Hardware
- 1/2 -Light Rear Patio Swing Door
- Dual Phone (Cat5E) and Cable (RG6) Outlets (Locations Per Plan)
- Spacious 9' Ceilings
- Laundry Room with Birch Cabinet and Laminate Countertops

### Kitchen

- QUALITY® Birch 36" Flat Panel Cabinets with Reverse Cove Moulding
- WHIRLPOOL® Appliance Package – Features Free Standing Gas Range, Microwave/Range Hood Combination Vented to the Exterior, and Energy Efficient Eco-Wash Cycle Dishwasher
- Icemaker Connection for Fridge
- 3 CM Granite Countertops with Square Edge Profile and 4" Granite Backsplash
- Recessed Can Lighting
- INSINKERATOR® Garbage Disposal
- Under mount Stainless Steel Split Kitchen Sink with 8" Depth
- MOEN® Chrome Single Handle Faucet with Hand Spray

### Bathrooms

- QUALITY® Birch Cabinetry
- 35" Elevated Comfort Height Double Vanity at Owner's Bath
- Wood Medicine Cabinet in Owner's Bath
- Cultured Marble Vanities with Integrated Sinks in Owner and Secondary Baths
- MOEN® Lavatory Faucets
- MOEN® Bath Accessories
- STERLING® Elongated Toilets, including Comfort Height Feature in Owner's Bath
- Deluxe Owner's Bath with Separate Glass Enclosed Shower
- EMSER® Ceramic Tile Shower Surround in Owner's Bath
- STERLING® Tub/Shower Combo with Fiberglass Wall Surround in all Secondary Baths

### Exterior

- ACME® American Made Clay Brick (100 Year Guarantee) on 3 Sides of Home
- HARDIE® Cemplank Fiber Cement Trim and Siding with 25 Year Manufacturer Warranty
- SHERWIN-WILLIAMS® Exterior Paint
- Divided Light Windows on Front of Home with Half-Screens on all Operable Windows
- 6'8" ThermaTru® Insulated Textured 6-Panel Front Door
- SCHLAGE® Single Cylinder Deadbolt Lock with Lever
- Professional Landscape Package in Front Yard
- Full Sod in Front, Back, and Side Yards
- Irrigation System for the Front of the Home
- 2 Coach Lights on Garage
- Gutters and Downspouts on Front of Home
- CLOPAY® Durable Embossed Metal Garage Door
- LIFTMASTER® ½ HP Garage Door Opener with 2 Remotes
- 2 Hose Bibs on Exterior of Home
- Cast Stone Address Blocks
- Covered Rear Patio Blocked and Wired for Ceiling Fan (varies per plan)
- Broom Finish Front Porches
- Asphalt 30 Year Architectural Shingles
- 6' Right Wood 2 Rail Privacy Fence with Gate



Built from the idea up.

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# TUSCAN LAKES Series

## Life Tested™ Standard Features

### **Energy**

- LENNOX® 16 SEER High Efficiency HVAC with Environmentally Friendly 410A Refrigerant and R6 Rated Duct System
- Insulation Package Includes:
  - R13 Batt Insulation Installed in wall with Zero Tolerance Application
  - R22 Fiberglass Insulation in Sloped Ceilings
  - R30 Fiberglass Insulation in Attic
- High Efficiency Insulated Low-E 366 Vinyl Glass Windows
- Energy Efficient Gas Water Heater
- LP TechShield® Radiant Barrier Roof Decking
- DOW® Weathermate Plus Housewrap
- Programmable HONEYWELL® Thermostat
- Electric Dryer Hookups with Outside Vent
- Roof Vents for Added Ventilation

### **Protection Plan**

- Cable and Rebar Slab per Engineered Drawing with 2500 PSI Concrete
- Borate Treatment on Frame Exterior Walls and Slab Penetrations with TAEXX® "Tubes in Wall" Pest Defense System
- Professionally Engineered Roof Trusses
- Professionally Engineered Wall Panels
- Security System Pre-Wire with Keypad and Alarm Contacts on all Entry Doors and Accessible Windows
- Security Monitoring Included with HOA Dues
- GFCI Receptacles Located on Home Exterior and in Garage
- Professionally conducted Third Party Inspections at Foundation, Frame, HVAC Duct, and Final Stages

### **Design Center**

- Personal appointment with a Professional Decorator Consultant at the Design Center