

# CHAPEL DEVELOPMENT COMPANY

## FEATURES AND AMENITIES

### EXTERIOR

- Private Driveway and double car garage with Embossed Steel reinforced garage door & DOUBLE LOCKING MECHANISM
- Schlage, Heavy Gauge DEAD BOLT locks on ALL exterior doors for security
- Front Door wired for security camera
- Rear FULL LIGHT 8' DOOR is insulated fiberglass with safety glass
- Bright security lighting for entry & rear patio
- Quality Full ALUMINUM GUTTERS with Baked Enamel finish
- Frost proof hose bibs
- Foundations specifically engineered for existing soil conditions
- 3500 P.S.I. Concrete Foundation for additional Strength
- Energy saving THERMO-PLY barrier for roof decking
- Fascia, soffit, siding are "Hardi" stucco concrete material with a 50 year warranty
- Entire yard is engineered with an underground back to front drainage system
- Tyvek Vapor Barrier to seal all exterior walls

### DESIGN AND STYLING

- Double crown Moldings in Living Room, Dining, Kitchen-Triple in the Game Room Master Suite & Master spa,- all bedrooms & Baths get single wide Crown

- Breath-taking floor to ceiling" Shaker Style" solid wood white cabinetry in kitchen
- Spacious 10 Foot Ceilings on first AND 10'+ second floor ceilings!
- First floor living with Quality French White Oak Wood flooring
- Quality LED disc Energy Efficient lighting
- Wide 3 ½" CONTOURED WOOD MOLDINGS highlight all door casings
- Dramatic open flowing interiors
- Richly Fluted Glass front door embossed with HONDURAS MAHOGANY!
- Chrome Contemporary quality Hardware
- Six contemporary variable speed 5 Blade Ceiling Fans--Standard!

### SAFETY AND ENGINEERING

- Smoke and Carbon Monoxide Alarms
- .04 ML Polyethylene Vapor Barrier
- Thick 1 ¼ CDX sub-floor decking, nailed and glued on all sub floors for sound insulation
- All wall studs 16" on center plus ceiling joints and rafters 16" on center
- SOLID COPPER electrical wiring with GFT Safety plugs in ALL baths
- LIFETIME quality Plex Plumbing
- Energy efficient Gas hot water Heater and Furnace
- Poly-Seal urethane sealant around exterior toe plates, window, doors and exterior cuts to PREVENT air penetration
- 30 year WARRANTY on fiberglass roof shingles – CLASS A FIRE RATING
- "Windstorm Strapping" for lower

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insurance rates

-Structured CAT 6 wiring system

### KITCHEN,

-Measures 19' 4" x 16' highlighted by Architectural DEEP WOOD beamed ceilings

- Gourmet Kitchen with Carara Quartz and under mount lighting

-Chrome Cabinet Hardware

-Floor to ceiling Custom Solid Wood Cabinetry & Glass Door Fronts

-Dual zone Wine Fridge

-Chrome MOEN ONE TOUCH faucet with vegetable sprayer

-GE Stainless Steel oven and 5 burner gas cook-top with Griddle

-APRON Stainless steel double compartmented quartz 50/50 sink

-Quiet GE multi-cycle dishwasher with energy saving pre-heat cycle

-GE contemporary glass & stainless steel vented hood

-Hand fitted Quartz kitchen counters with designer marble back-splash

-Walk-in Pantry with ample storage

-Grand over-sized 16' island for dining/informal entertaining

### FAMILY ROOM

-Measures 22' 6" x 20'

-Expansive wall of windows boasts family room with natural light

### MASTER SUITE

-Measures 20' x 16'

-Romantic design, with 11' tall vaulted tray ceilings with loads of crown molding and cove LED lighting

-Master bedroom located in rear of home for privacy, and security

-MASTER CLOSET offers floor to ceiling shoe racks/ 6' tall dressing mirror/tons of hanging space 3 levels high with chrome rods ( you will love it! )

### MASTER BATH

-Large FREE-STANDING soaking Tub

-Custom wall of sunny Transom Windows  
-Designer oversized Tile/Quartz counters with mirrors to the 10' crown moldings

-Elegant Chrome plumbing fixtures

-Tall, elongated Comfort Height Toilets

-Glamorous master spa is highlighted by 11' tray ceiling wrapped in LED "mood Lighting tucked behind Crown Molding and centered with a beautiful

chandelier

-HUGE 8' long glass shower with dual shower heads and seated area

### SECONDARY BEDROOMS

-Measures 14'-6" x 12'4"

-Measures 15'8" x 13'10"

-Plush stain resistant quality carpet

-Walk-in Closets with 3 levels of shelving & steel rods

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- Wired at viewing height for tv in all bedrooms
- “Hollywood “ bath privacy/convenience

### GAME ROOM

- Measures 16' x 10' & sunny 9' window wall
- 11' tall tray ceiling with LED cove lighting & LED disc lights,
- Triple crown moldings

### HONORABLE MENTIONS

- Two story residence – NOT 3 or 4 levels
- Utility room offers both Gas and Electric outlets
- Tall 8' embossed interior doors throughout
- OFF STREET 2+ car parking !!!
- NO annual maintenance fees of \$2,000++ ( what are they for anyway??)
- Homes is covered by an ACES 10 year Home Warranty Program
- 2 Separately Zoned Trane 16 SEER AC units for quality and energy efficiency
- DEEP over-sized garage-23'4" for SUVs and trucks!!
- 25' x 16'8" of REAR YARD!!! ( with 8' tall privacy fence )
- AWARD Winner for Design Excellence

-Named "Best Home Designer" over the last Century by TEXAS MONTHLY MAGAZINE !

-Solo winner of "Product Perception Award" by the National Association of Home Builders