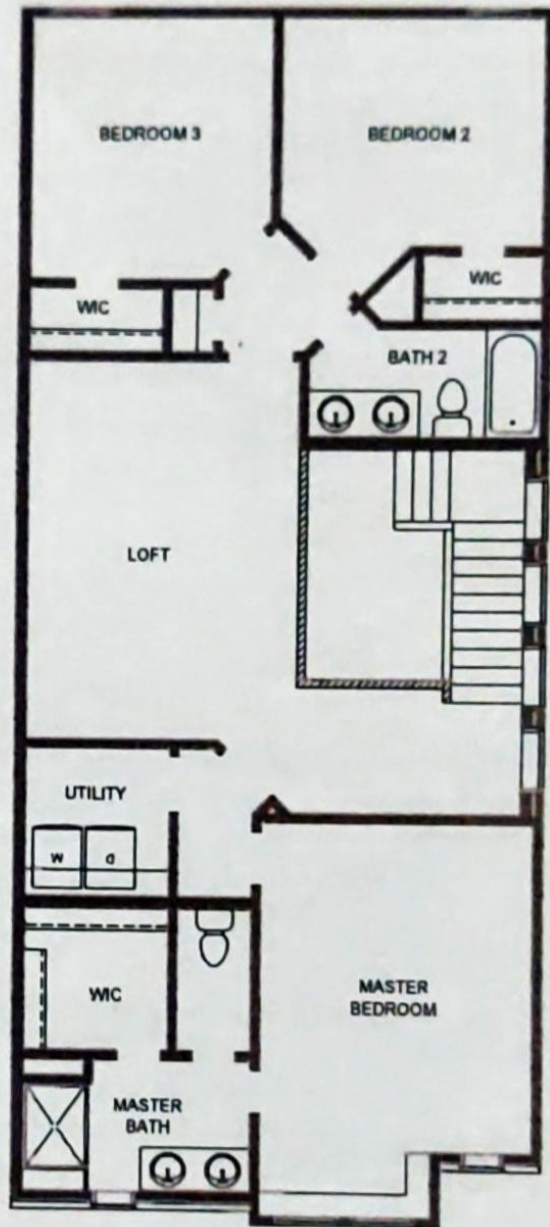


FIRST FLOOR PLAN



SECOND FLOOR PLAN



These pictures provided to you are available options. Your selections and specifications in order to create your own home will vary from the options shown. Options shown are not to scale. All dimensions are approximate and should be verified on-site. Please refer to the actual floor plan for more details.



BRAZOS TOWN CENTER TOWNHOMES

Feature Sheet

Interior Features

- Rounded sheetrock at 90 degree corners
- Raised Panel Birch cabinets with High Vanities in Master Bath
- Fabulous Oversized Walk-In Shower
- Shampoo niche at master shower
- Cultured Marble vanity tops with double sinks at Master Bath
- Barrel vault ceilings over secondary tubs with recessed can light
- Elongated commodes in all baths
- Pedestal Sink in Powder Room
- Smoke & Carbon Monoxide Detectors
- Wood shelving in all closets, pantry and utility room
- Telephone wiring – master bedroom, family room, bedroom #2 (study, game room, if applicable)
- Cable wiring – master bedroom, family room, bedroom #2 (study, game room, if applicable)
- Ceiling fan in master bedroom and family room
- Beautiful **Moen®** lifetime warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets
- **Sherwin Williams®** two-color paint scheme
- Brushed nickel interior & exterior door hardware
- Wood Stair parts throughout
- Ceramic tile flooring covering entire 1st floor and wet areas
- Security system Pre-Wire
- Electrical Package including surge protection, decora rocker switches and under cabinet outlets

Kitchen Features

- Stainless Steel **Frigidaire®** Appliances (package: microwave, dishwasher & gas range)
- 42" Flat Panel Birch cabinets with crown moulding
- Under Cabinet Lighting (per plan)
- Granite countertops with bullnose edge
- Offset Ceramic tile backsplash
- Recessed lighting
- Stainless steel undermount sink with garbage disposal
- **DuPure®** drinking water filtration system
- Ice maker connection for refrigerator

Exterior Features

- 3 Sides Brick – 1st floor (to include front and sides of each building)
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Divided lite windows on front elevation
- Two-tone exterior paint
- Decorative Hardware on garage door
- Pre-wired for garage door opener
- 30 year shingles
- Covered back patio
- Front Coach Lights (1)
- Front Yard Irrigation & Maintenance

Construction & Energy Features

- Certified Energy Smart
- **LP Tech Shield®** Radiant Barrier Roof Decking
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER **Carrier®** air conditioning system with programmable thermostat & fresh air filtration system
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat 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
- **Uponor®** PEX Water Delivery System
- Double Pane Tilt Sash Low-E Vinyl Windows are more economical and require minimal maintenance
- **Schluter®-KERDI** water proof system in Master shower

D·R·HORTON®

America's Builder

THE VILLAS AT BRAZOS TOWN CENTER

County, City, Zip	Fort Bend, Rosenberg 77471
MUD District	Fort Bend County MUD #167
HOA	Brazos Town Center Reserve Homeowners Association
Management Company	Planned Community Management, Inc./Kelly Reznicek (281) 870-0585
HOA Annual Dues	\$1,525 <i>(Includes front yard mowing maintenance)</i>
Transfer Fee	\$85
Cap Fee	\$250
School District/Schools	LAMAR CONSOLIDATED ISD Arredondo Elementary (K-5) Wessendorff Middle (6) Lamar Junior High (7-8) Lamar Consolidated High (9-12)
County Tax Rate	0.944
School Tax Rate	1.39005
Fort Bend MUD #167 Tax Rate	0.85
Total Tax Rate	3.18405
Gas Provider	Centerpoint – (713) 659-2111
Electric Provider	www.powertochoose.com
Phone/Cable TV Provider	Comcast – (800) 934-6489 AT & T – (800) 331-0500
Water / Trash	City of Rosenberg – (832) 595-3400
Post Office	2103 Avenue G Rosenberg, Texas 77471 <i>(Bring copy of HUD statement & picture ID)</i>

Homebuyers are responsible for independently verifying the above information. This information is provided as a courtesy only and is not a representation or warranty that the information is correct. The companies, providers, schools, rates, and fees listed above are outside of D.R. Horton's control and are subject to change at any time. 03/20/17

