



About 1707 Cheshire

Size

3,315 Square Feet on two floors

Garage – an additional 441 sq. ft.

Covered patio – an additional 220 sq. ft.

Front porch – an additional 84 sq. ft.

7,200 Square Foot Lot

Building Materials

- Exterior – Hardie Plank Siding and Cream colored Texas Limestone
- Roof – Composite, 30 year warranty with metal roof detail
- Foundation – Concrete/ post tension slab
- Windows –MI Builders Series; double paned/vinyl; argon-filled
- Front Door – Solid Mahogany and Glass
- Rear French Doors, Solid Mahogany and Glass
- Garage Door – 8' solid steel frame with Composite exterior finish

Insulation and HVAC

- Insulation – Tech Shield Roof Decking; R-38 blown insulation in attic; R-19 wall batting in 2x6 walls; R-13 wall batting in 2x4 walls
- HVAC System – 2 zone American Standard high-efficiency 16 SEER heating/ac system

Security and Audio Video System

- All doors and windows wired for security
- Motion Sensor in family room/kitchen
- One glass break sensor located in Master Bath
- 2 keypads
- Pre-wired sound system includes wiring in family room, master bedroom, game room and outdoor patio; family room is wired for surround sound

Finish Materials Interior

Kitchen Appliance Package: Jenn-Air Pro Series

- 36-inch six burner range
- 36-inch refrigerator
- Dishwasher
- Sharp Under Counter Microwave
- Whirlpool under counter 24 bottle wine refrigerator

Lighting Fixtures:

From Shades of Light, Rejuvenation or similar

Flooring:

- 5 inch stained white oak hard wood on first floor and second floor game room
- Carpet in second floor office and bedrooms
- Ceramic/porcelain/marble tile in Utility, Back Hallway, Powder Room, and Bathrooms

Cabinetry:

- Kitchen, Butler's Pantry, All Bathrooms – McCaw Custom Cabinetry
- Site Built cabinetry in Study, Family Room and Utility

Counter Tops:

- Quartz throughout interior

Jacuzzi tub in master bathroom

42- Inch Gas Fireplace

Summer Kitchen: [Optional Upgrade]

- 32" 4 Burner Gas Grill
- SS access doors and granite counter top
- Granite countertop
- Bar Sink

Landscaping

- In-Ground 6 zone Sprinkler System
- 2 30-gallon Oak trees
- Front of home landscaping