

## **Advantage Homes Features and Specifications**

### **3118 Pine Chase Montgomery, TX 77356**

#### **'Peace-of-Mind' Features 2-year mechanical warranty**

- 10 year "Bonded Builder's Home Warranty Group" Structural Warranty
- Professional Engineered Foundation
- Third Party Construction Inspections

#### **Energy Features**

- Hi-efficiency 13 SEER cooling system
- R-8 HVAC Ducting
- Low-E double pane windows
- Foam weather sealants
- Fiberglass batting in exterior walls
- Blow-in fiberglass insulation in attic
- TechShield roof decking

#### **Architectural Details**

- Acme brick per plans
- Austin limestone per plans
- Hardiboard trim
- 30 year dimensional fiberglass shingles
- Site-built cabinets and built-ins
- Raised ceilings
- Round drywall corners
- Arched openings
- Ceiling fans
- Whirlpool kitchen appliances
- Full-glass fiberglass entry door
- Paneled interior doors
- Moen plumbing fixtures
- Walk-in shower with framed glass surround in master bath
- Oil-rubbed bronze hardware
- Oil-rubbed bronze light fixtures
- Granite counter tops in kitchen and baths
- Under-mount stainless kitchen sink
- Covered patio
- Brick and stone mailbox
- Full yard sprinkler system
- Landscaping per Walden CIA
- Full yard sod

#### **Buyer Selections**

- Buyer selections shall be made from the same product family line and price as used in the construction of 12103 Brightwood Drive.
- Buyer selections shall be obtained from established Advantage Homes suppliers,