

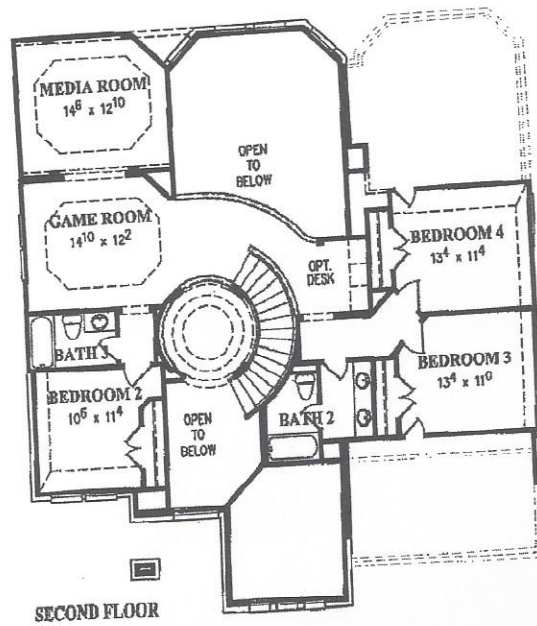
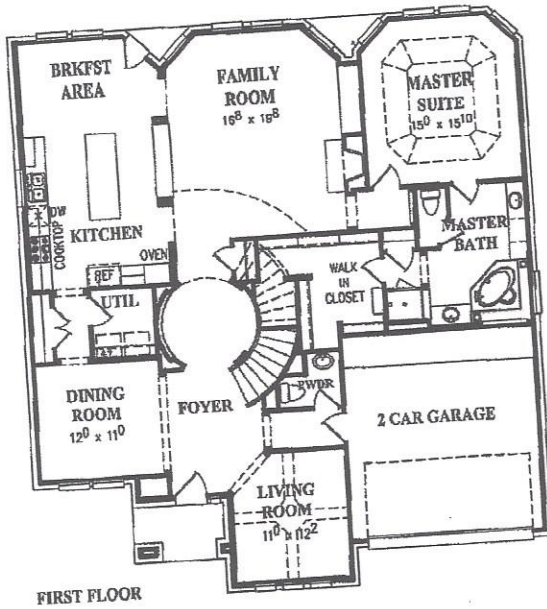


**WESTIN  
HOMES**

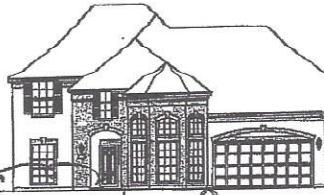
**BELLAGIO**

ESTATE COLLECTION

3248 Sqft



ELEVATION 'A'



ELEVATION 'B'



ELEVATION 'C'



ELEVATION 'D'



ELEVATION 'E'



ELEVATION 'F'



*Standard Features for Rivers Mist & River Run  
Designer Collection*

### **Dynamic Exteriors**

- Dramatic, updated and innovative designs
- Architectural accents on front elevation windows and doors
- Acme brick adds beauty and lasting value
- Divided light windows on front elevations
- Elegant front door coach lighting
- 8' Mahogany entry door
- Elegant entry door hardware set
- Outside weatherproof electrical outlets
- Beautifully landscaped and sodded front yard
- Wood fenced backyard on interior lots
- Lake lots include metal fence and beautifully landscaped backyard
- Custom cast stone address block
- Gutters on front of home
- 30 year composition shingles
- Wind rated garage doors certified by *Texas Department of Insurance*

### **Elegant and Enduring Interiors**

- Open and inviting floorplan
- Custom finished maple cabinets
- Classic interior trim detailing including deluxe crown molding and column treatments\*
- Aesthetically appealing interiors
- Ceramic tile in Foyer, kitchen, utility and all wet areas
- 36 inch fireplace with gas log starter \*
- Durable, stain resistant carpet with ½" rebound pad
- Stylish light fixtures and ceiling fans\*
- Elongated toilets in all bathrooms
- Framed mirror in powder bathroom \*
- Raised panel interior doors with chrome hardware
- Raised, coffered ceilings \*
- Premium security system with key pad
- Structured wiring for phones and cable
- Advanced RG6 and Cat 5E wires

### **Bright and Cheerful Kitchens**

- Functional workspaces
- Large kitchen island \*
- Vent from cooktop to outside \*
- Custom-measured maple cabinets with hidden hinges and 42-inch upper cabinets for added storage
- Decorative backsplash
- High-quality, GE appliance package
- 1/3 HP garbage disposal
- Stainless steel double-compartment sink
- Beautiful designer faucet
- Gas and electric dryer connections in utility room

### **Master Suite and Bathroom**

- Raised, coffered ceiling \*
- Oversized, luxurious garden tub
- Separate shower and garden tub location
- Durable cultured marble vanities
- Easy care, polished chrome plumbing fixtures with coordinated accessories
- Vanity area with accent lighting \*
- Spacious, walk in master closets
- Oversized mirrors

### **Energy Efficiency**

- *Environments For Living* certified platinum
- High efficiency 14.0+SEER air conditioner system
- Energy efficient, double paned, low E3 insulated glass windows
- R-6 flexible duct work, fully sealed and strapped at all connections
- R-13 batt insulation in walls
- R-19 batt insulation in garage ceilings where living area is above garage
- R-22 batt insulation on sloped ceilings with full baffles to soffit ventilation system
- R-30 batt/blown insulation in attic
- Radiant barrier roof decking
- Energy conserving insulation with polysealant around base plates, doors and windows
- Continuous soffit vents for increased ventilation

  
2.1.14

Due to Builder's continual efforts to improve its plans and design, we reserve the right to change features, specifications and prices without notice. All square footages are approximate and could change per elevation.

\* This feature may not be available in all plans. Please refer to the plan.

Standard Features as of 08/28/13