

# *Gehan*★HOMES

## *Hidden Lakes*

### *Classic Series*

#### Highlighted Features

- 30-Year Limited Warranty Dimensional Shingles
- 8' Solid Alder Wood Front Door with Decorative Satin Nickel Handle Set
- Full Yard Sprinkler System
- 8' Two-panel Classique Raised Panel Interior Doors with Satin Nickel Hardware
- Granite Countertops with Ceramic Tile Backsplash
- Whirlpool® Stainless Steel Built-in Appliances
- Four Sides Brick
- R-38 Insulation in Attic (R-22 in sloped ceilings)
- 120 mph Windstorm Engineered Designs

2948 Buffalo Springs Lane • League City, TX 77573 • 832.609.5817

[gehanhomes.com](http://gehanhomes.com)

# Standard Features



## Exterior Design

- **High-quality American-made Clay Brick Construction with Traditional Architectural Detailing**
- Multidimensional Layered Fiberglass-asphalt Shingles
- Professionally Landscaped Yards with Upgraded Shrub Package
- **Full Sod and Trees to Complement Landscape Plan**
- **Full Yard Sprinkler System**
- Large, Private Lighted Patios (uncovered)
- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs in Front and Rear
- Cast Stone Keystones and Address Block (per elevation)
- **8' Solid Alder Wood Front Door with Decorative Satin Nickel Handle Set**
- Fiber-Cement Exterior Siding, Soffit and Fascia for a Low-maintenance Exterior
- Decorative Black Coach Lamps
- Low-maintenance Metal Garage Door or Designer Wood-trimmed Metal Garage Door (per elevation)
- Full Front Gutters (may vary per community requirements)
- Fully Sheetrocked and Painted Garage
- Full-lite Glass Rear Door

## Interior Design

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- Hand-laid 12" Ceramic Tile in Entry, Kitchen and Breakfast Area, All Baths and Utility
- Luxurious Single Crown Moulding in Formal Living, Formal Dining and Study (per plan)
- **Elegant Rounded Sheetrock Corners in All Areas Except Windows**
- Two-tone Wall and Wood Trim Paint to Highlight Architectural Features
- **8' Classique Raised Panel Interior Doors (First Floor) with Satin Nickel Hardware and Lever Handles**
- **Fireplace with Custom Cast Stone Surround and Mantle**
- Multi-speed Ceiling Fan with Light Kit in Family Room, Master Bedroom, Gameroom and Study (per plan)
- Separate Full-sized Utility Room with Built-in Shelving
- Pre-wired (RG-6) for TV in Master Bedroom, Family Room and Gameroom (per plan)
- **3 1/2" Casing and 5 1/4" Baseboards Throughout**
- Lighted Attic Access with Hide-away Pull-down Stairs
- Wood Cabinets in Master and Secondary Baths to Match Kitchen Cabinets
- Elongated Commodes in All Baths
- Pedestal Sink with **Moen®** Satin Nickel Faucet and Framed Mirror in Powder Room
- Porcelain on Steel Bath Tubs with 12" Tile Surround in Secondary Baths
- Satin Nickel Hardware and Lighting Fixtures

## Gourmet Lifestyle Kitchen

- **Granite Countertops** with 12" Ceramic Tile Backsplash
- **42" Wood Cabinetry with Crown Moulding**
- Spacious Sunlit Breakfast Area (per plan)
- **Whirlpool® Stainless Steel Appliances** Including:
  - 30" Cooktop with Vent Hood
  - Built-in Oven and Microwave in Separate Cabinet
  - **Energy Star®** Qualified Multi-cycle Dishwasher
- 8" Deep Stainless Steel **50/50 Undermount Sink** with **Moen® Camerist** Single-handle Faucet and Vegetable Sprayer
- Garbage Disposal
- Recessed Can Lighting

## Elegant Master Suite

- **Royal Granite®** Cultured Marble Vanity with Dual Sinks
- Luxurious Garden Tub with **Moen®** Satin Nickel Faucets and **Ceramic Tile Skirt and Backsplash**
- Separate Free-standing Shower Enclosure with Tile Surround and Fiberglass Pan
- 42" Height Framed Mirrors in Master Bath
- Built-in Cosmetic Area / Raised Master Bath Vanity (per plan)
- Large Walk-in Closet
- Medicine Cabinet
- Quiet Sitting Areas with Creative Window Design (per plan)

## Safety and Energy Features

- **Radiant Barrier Roof Decking**
- **Energy-efficient Vinyl Windows Throughout with Low E3 Glazing**
- **50-Gallon Energy-efficient Water Heater**
- **R-38 Insulation in Attic (R-22 in sloped ceilings)**
- R-13 Insulation in All Exterior Walls (excluding garage)
- **Honeywell®** Programmable Thermostat
- **Lennox® 14-SEER** Cooling/Heating System (dual zone in two stories) with **R-6 Ductwork**
- Security System – Intrusion Alarm on Exterior Doors with Attic Siren and One Keypad (excludes house to garage door)
- Smoke Detectors with Battery Backup for Continuous Operation
- Poly Sealant on Exterior Walls, Windows, Doors and Base Plates
- Attic Air Flow Ventilation with Soffit and Roof Venting
- Water-conserving Commodes
- All Exterior Doors Professionally Weather-stripped
- Pre-wired for Garage Door Opener

## Quality Features

- 10-Year Limited Warranty
- Professionally Engineered Post-tension Foundations
- **On-site Framing (not pre-fab)**
- Professionally Engineered Floor Joist System

Prices, promotions, incentives, floor plans, elevations, dimensions, specifications, materials and availability of homes are subject to change without notice or obligation.

2806 SQFT

# the Harvard

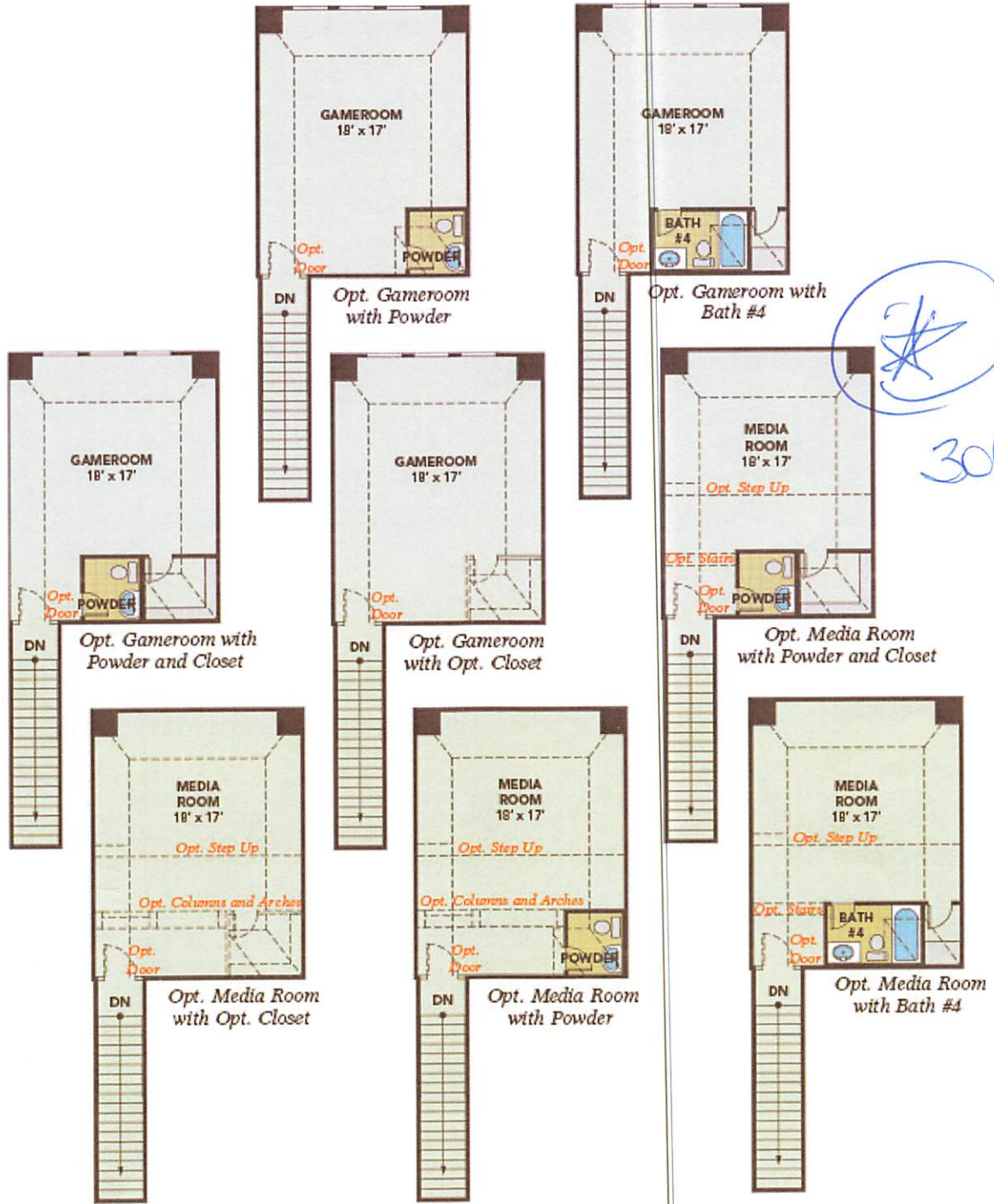
## First Floor Plan





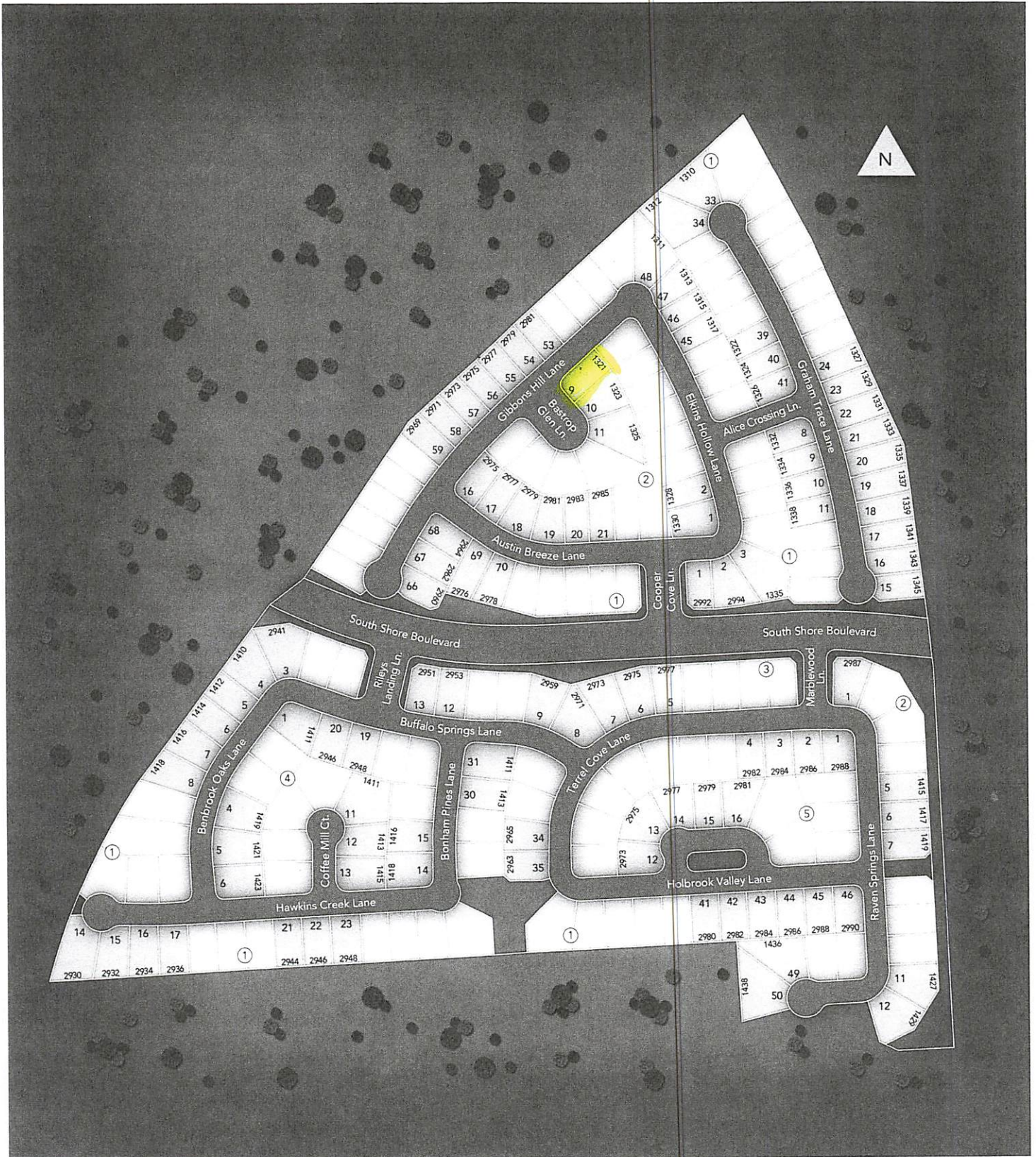
# the Harvard

Options





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