



Benefits built into the Cosenza Series at Cypress Oaks North

Classic Exteriors

- Modern 2 Panel Steel exterior door with Glass insert
- Fully sodded front and rear yard
- Landscape Package – one tree, one ornamental and five shrubs.
- Schlage satin nickel entry knobs
- Brick fronts with stone accents per elevation
- 6 ft Cedar privacy fence to rear corners of home
- Cedar address plaque with modern numbers
- Can light at garage and porch if applicable per plan
- Privacy deadbolts on all exterior doors
- Garage door opener with remote
- 25 – Year shingles
- Rear patios per plan

Modern, Functional Kitchens

- 42” Shaker Kitchen flat panel cabinetry with adjustable shelving, and stain color of choice and glass mullion door
- Silestone™ 2CM quartz countertops with ceramic tile backslash
- High quality, Frigidaire kitchen appliances (Black, gas range, built-in microwave and dishwasher)
- Stainless steel double bowl undermount sink with vegetable sprayer
- Garbage disposal unit
- Ice maker connection for refrigerator

Elegant Interiors

- Spacious, open designs with vaulted ceilings per plan
- 9 ft ceiling on first floor of two story homes
- 9 ft ceiling vaulted from 8” wall height on one story homes
- 16x16 Ceramic tile flooring in entry, kitchen, utility room, all bathrooms, and family room
- Raised two panel Cheyanne/ Santa Fe interior doors
- Replay Modern chrome light package
- Pre-wired for alarm system
- Rounded sheetrock corners, except at windows
- Cut pile carpets with quality 3/8 inch pad
- Wood shelving in all closets and kitchen pantry
- Ceiling fan in family room
- Additional bedrooms wired & blocked for ceiling fans
- 2” Wood faux blinds in major windows
- Smoke detectors in all bedrooms

Relaxing Bathrooms

- 1.6cm Silestone™ quartz countertops with square edge
- 4 inch Backsplash in all bathrooms
- Double bowls in master bath
- Delta chrome plumbing fixtures
- Separate tub and shower in master bath per plan
- Framed chrome glass shower in master bath
- Garden tub with 13x13 ceramic tile surround to match flooring in master bath
- Private water closets in master bathroom
- Ceramic tile surrounded with tub in secondary baths
- Porcelain pedestal sink in powder room

Energy Efficiency Features

- Vinyl double paned insulated Low-E windows
- Tech Shield – radiant roof decking
- High Efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- Indoor air quality fresh air intake system
- R-13 Batt insulation in exterior walls
- R19 Batt insulation in sloped ceiling areas
- R-30 Blown insulation in flat ceilings
- R-6 1 inch and ½ inch continuous Powerfoam® Sheathing
- High efficiency energy saving gas heating system
- 40 gallon gas water heater
- Heat reflecting mylar coated R-6 Flex Ducts, fully sealed and strapped at all connections
- Spot vent attic ventilation per air per air flow calculations
- Poly-seal around all door and windows and caulked base plates
- Energy saving right-sized HVAC equipment with air flow calculations

Construction features

- Third party quality inspections throughout home construction
- Engineered post tension foundation to lot specific soil analysis
- Binsa Brick front exteriors
- On site Borate spray termite treatment with tubes in the walls
- Cemplank by James Hardie® masonry siding
- Two Exterior hose faucets
- PEX plumbing system
- Three exterior GFI electric outlets
- Insulated water pipes on outside walls
- “Crack Defense” metal straps installed on all interior doors and rafters/joist