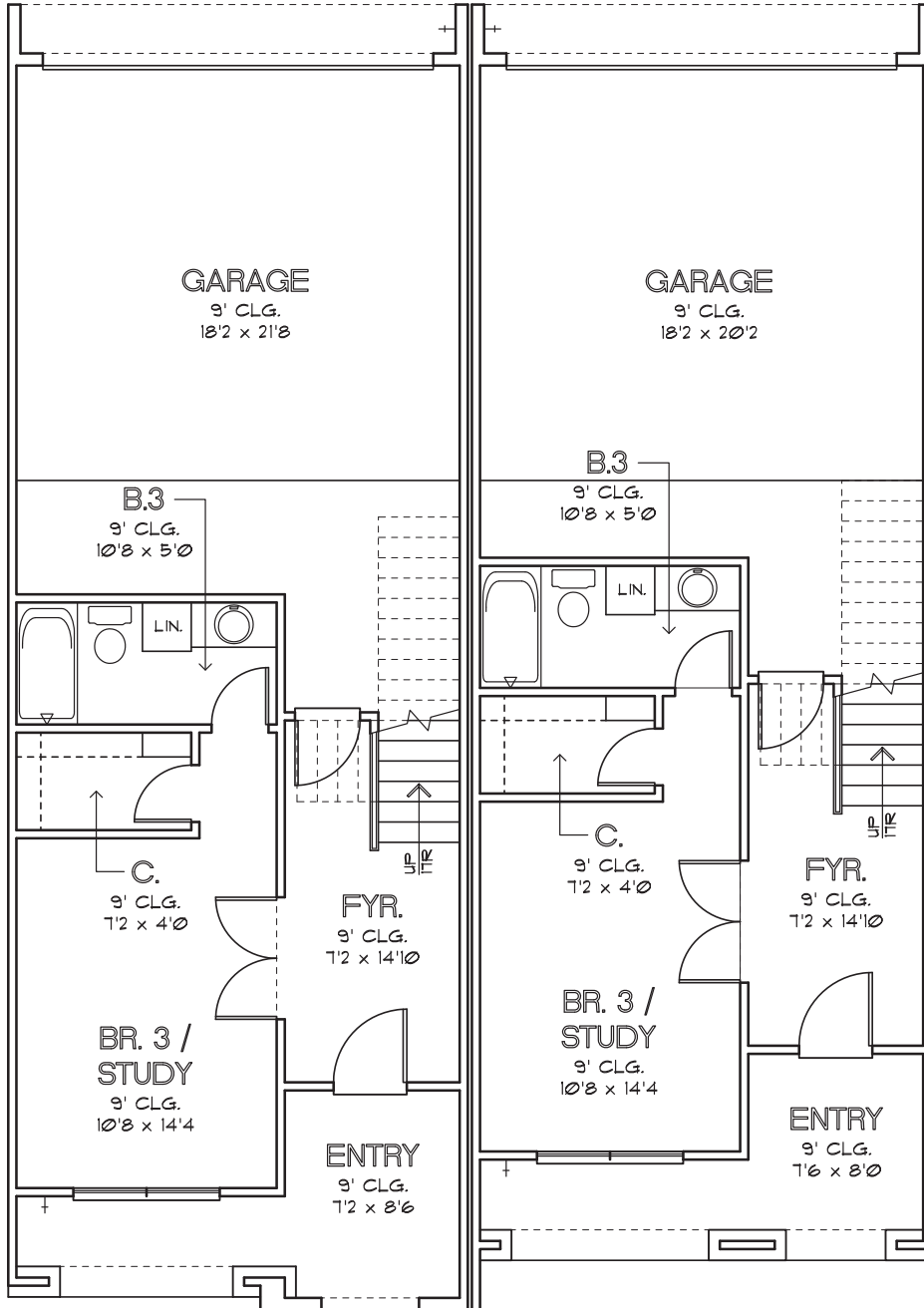




CITY HOMES
CHOICE

WEST DALLAS
FIRST FLOOR



PLAN 2347

PLAN 2348

For more information, contact: Debbie Hagan | 281-796-4911 | debbie@citiquestpro.com

CHOICE IS THE ULTIMATE LUXURY

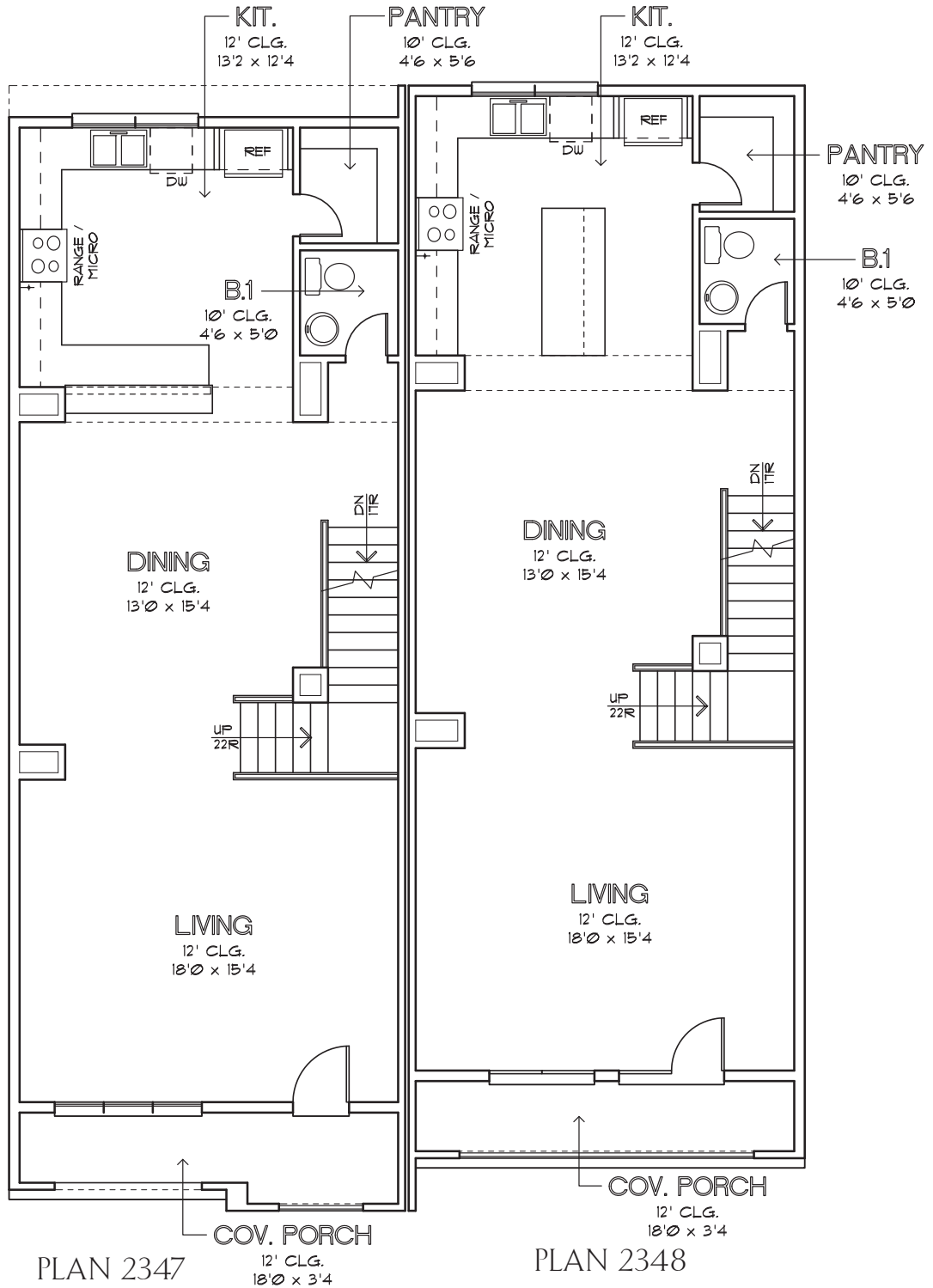
Price, plans and specifications are subject to change without notice.





CITY HOMES CHOICE

WEST DALLAS SECOND FLOOR



For more information, contact: Debbie Hagan | 281-796-4911 | debbie@cityquestpro.com

CHOICE IS THE ULTIMATE LUXURY

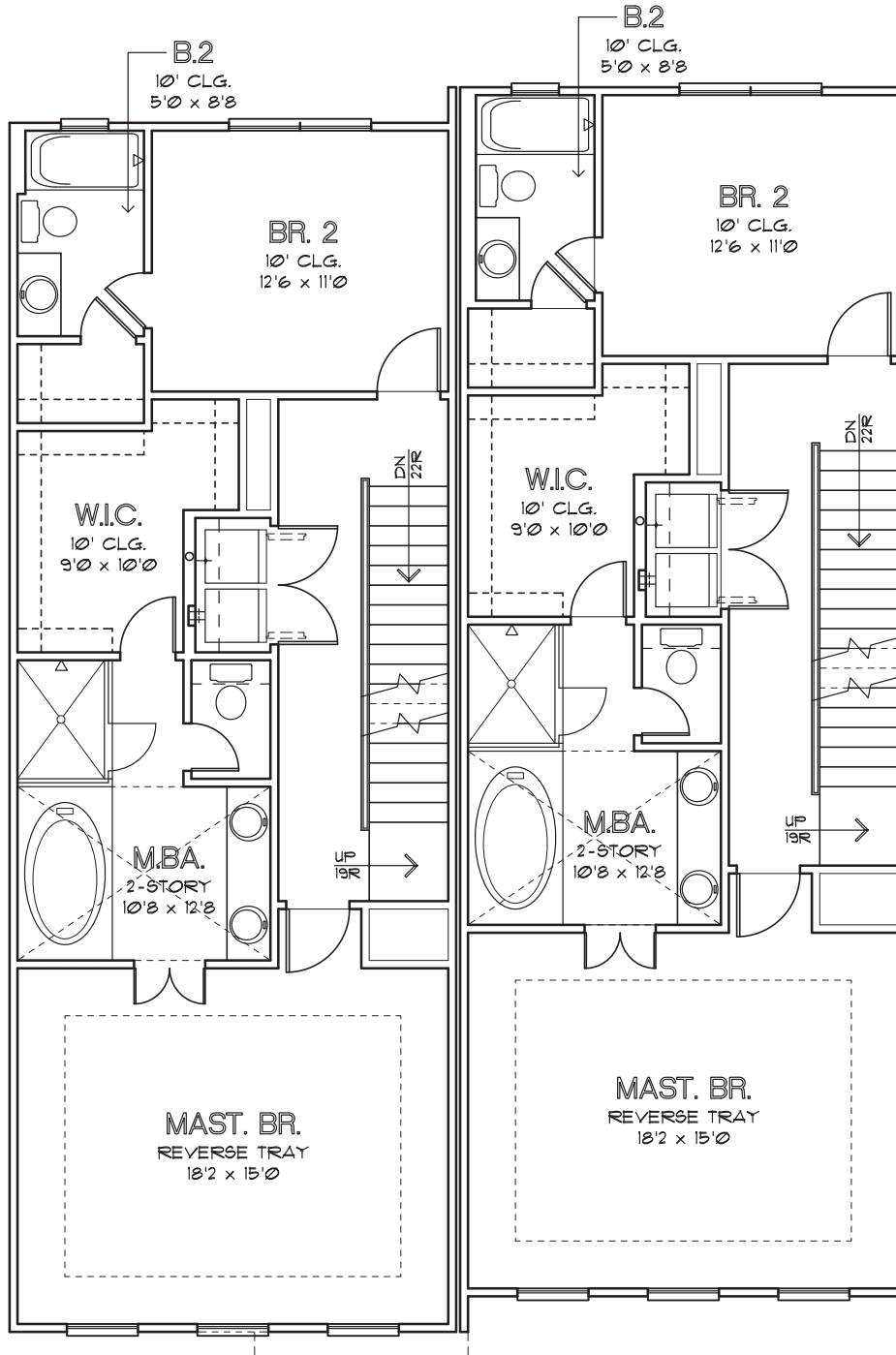
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CITY HOMES
CHOICE

WEST DALLAS
THIRD FLOOR



PLAN 2347

PLAN 2348

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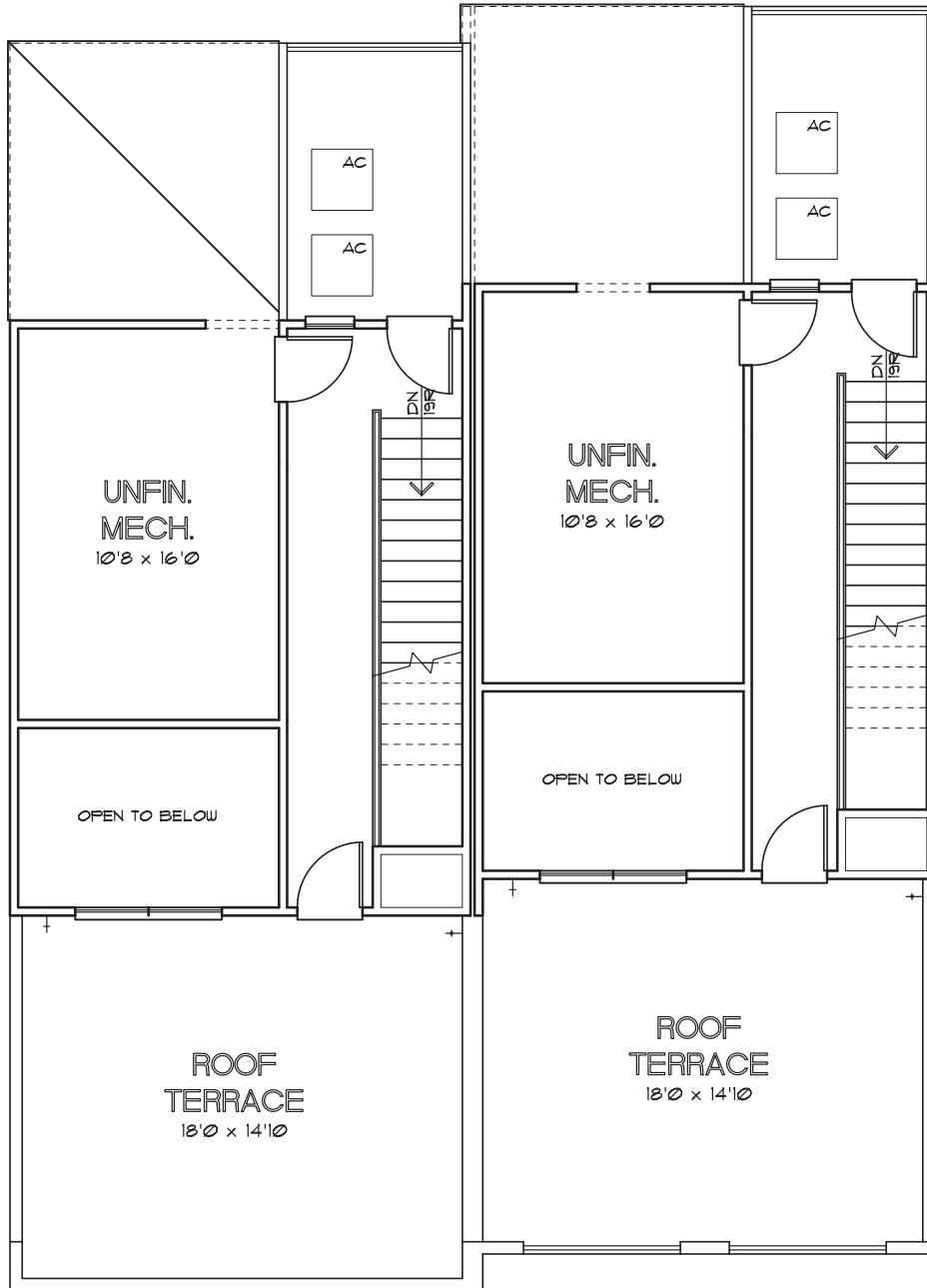
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CITY HOMES
CHOICE

WEST DALLAS
ROOF LEVEL



PLAN 2347

PLAN 2348

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COMMUNITY FEATURES:

- Gated Community
- Homeowners Association

FIRST FLOOR (ENTRY WAY, FIRST BEDROOM, FIRST BATHROOM):

- Carrera Marble in entry
- Irish Linen Pin dot Carpet in Bedroom
- Portofino Travertine on bathroom floor and shower wall
- Crema Marfil Marble Countertops
- Under Mounted Sink
- Sleek Chrome Plumbing Fixtures
- Oak Hardwoods Stair Treads

SECOND FLOOR (KITCHEN, DINING, LIVING ROOM):

- 12 Foot Ceilings
- Oak Hardwood Floors Throughout second floor
- Polished Granite Countertops
- Mosaic Tile Backsplash in Kitchen
- 42" Custom Cabinets
- Pedestal Sink in Powder Room
- Sleek Chrome Light Fixtures

APPLIANCES:



Bertazzoni
MAS304GASXE



Bertazzoni
K030PROX



Blomberg
DWT55300FHI

THIRD FLOOR:

- Oak Wood Stair Treads and Hallway
- Master Bathroom:
 - Carrera Marble countertops,
 - Carrera Marble tile flooring and shower walls
 - Jetted Tub
 - Frameless Glass Shower Door
 - Chrome Fixtures
 - Under Mounted Sinks
 - Double Vanity and Framed Mirrors
 - Ebony Shaker Style Cabinets

- Secondary Bathroom:
 - Crema Marfil Flooring and Shower walls
 - Crema Marfil Marble Countertops
 - Under Mounted Sinks
 - Ebony Shaker Style Cabinets

** All tile and countertops are natural stone and do vary in color. Not one piece is similar to another, colors and patterns may vary, and will not look exactly like samples given.

***All finishes have been pre-selected. Please note that finishes are subject to change without notice prior to contract being executed. Changes are at the builder's discretion and depend on pricing and availability.

MECHANICAL SPECIFICATIONS:

Foundation:

- Engineered Post Tension Foundation
- 3,000 PSI concrete
- Engineered Building Pads

Frame and Cornice:

- Engineered Structural Framing
- 2"x6" Stud grade walls every 16" (+or-) O.C.
- 2"x6" studs on exterior walls.
- Yellow pine ceiling joints 16" (+or-) O.C.
- Yellow pine rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing
- Engineered Wood Trusses per floor
- Cem Plank Siding
- All subfloor is glued, nailed and screwed
- Anthony Power Beams
- Windstorm Per Plans and Codes
- Structural Steel Garage Header and Wall Support

Windows:

- Aluminum frame, insulated (double pane), clear glass with Low-E

Ceiling Heights:

- 9' First Floor
- 12' Second Floor
- 10' Third Floor

Masonry:

- ¾" Conventional Stucco System with Decorative Bands and Molding
- Sherwin Williams Conflex Elastomeric Coating

Roofing:

- 30 Year Roof Composition Shingles

Air Conditioning and Heating:

- 1 - 5 Ton 14 SEER System
- Goodman Condensing Unit

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[OVER]

CHOICE IS THE ULTIMATE LUXURY

- Goodman Furnace
- R-8/6 Silver Flex Duct in Attic
- Two Zone System
- Programmable thermostats

Electrical:

- All copper wiring throughout the house
- GFCI and GFI safety switches where required by code
- 150 AMP main electrical panel
- All other electrical wiring as per plan
- Recessed can lighting with UL rating
- Brushed Nickel Fixtures Light fixtures, brushed nickel in dining

Plumbing:

- CPVC vents and drain pipes
- Black steel pipes for gas
- Insulated exposed water Lines
- 1 – 50 gal Water heater
- Moen brushed nickel plumbing fixtures

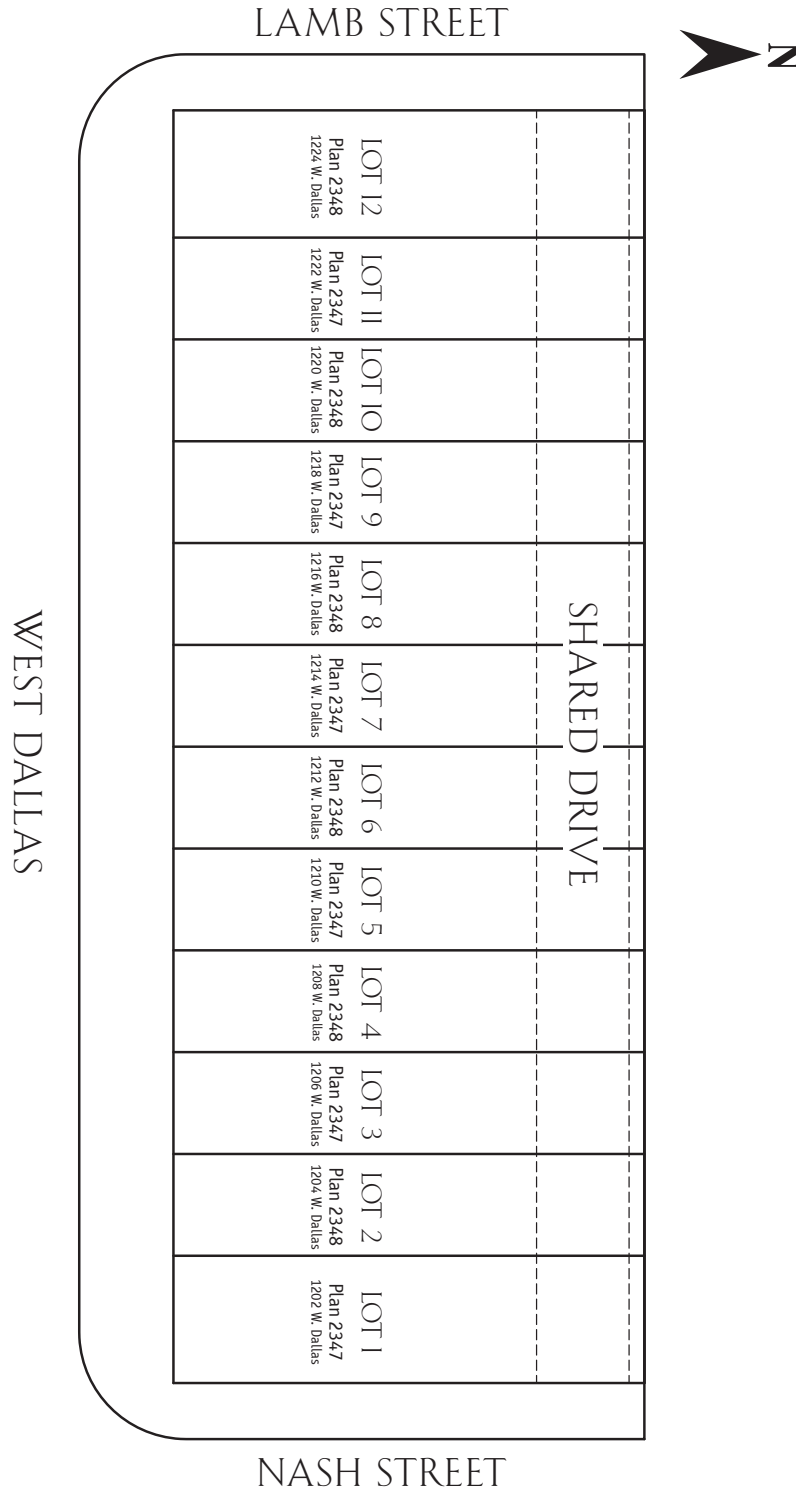
Insulation:

Area:	Material:	R-Value:	Thickness:
Exterior Walls	Batt	R-13	3.5"
Cold Floors	Batt	R-38	12"
Ceilings	Batt	R-19	6.25"
Attic	Cellulose	R-38	12"



CITY HOMES
CHOICE

WEST DALLAS
SITE PLAN



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