

GRAYSTONE HILLS
Classic Collection
Conroe, TX 77304

Monet



Design Studio Homes

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Model: 2530 Eagle Post

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Plan	S.F.	1801 Lily Meadows Drive	Elevation	Price
Monet	4115	Upgrades Include	"B" Brick	
		Stainless Steel Appliances: Dlb Ovens, microwave with 5 burner gas cook top and Profile side by side Refrigerator		
		Master closet Built-Ins ~ Dresser with drawers		
		Bank of Drawers added in Kitchen below counter		
		4" rope Crown on Kitchen Cabinets		
		Pull out trash in Kitchen		
		Island Peninsula Wood Panel		
		Blanco Undermount kitchen sink		
		Cabinet hardware in Kitchen and Master Bath		
		Built-in cabinets for entertainment center in Family room		
		Upgraded Cabinets in all bath rooms, Kitchen and built-ins		
		Powder Bath Cabinet		
		Platinum Level Carpet throughout		
		Upgrade granite in secondary bath room, Master Bath, and Utility		
		Platinum upgrade granite in Kitchen		
		Bronze Leveler hands throughout		
		20" tile in Kitchen, powder & Utility room		
		Travertine -Versailles tile in Master Bath		
		Porch Pavers on rear Patio		
		2' Faux wood Blinds		
		5" Wood floors ~Dining, Entry, Study and Family		
		Platinum Backsplash		
		Misted Bronze Light Fixture package		
		Master Bath Framed Mirrors		
		Garage Floor Coating in 2 car and in the 1 car garage		
		Designer paint on walls, ceiling and trim		
		Gas Stub to rear Patio		
		Crown in Master Bath		
		Energy Star Home with High Energy Savings Per our Power Smart Energy Efficiency Specifications	See info in	Sales Office
		Full Sprinklers, Fully Landscaped, Security Camera, Keyless entry	See info in	Sales Office
		Standard features too numerous to mention!	See info in	Sales Office
		<u>Builder will contribute in buyers closing cost</u>		
		Lot Size 14,463 sf ~ complete with fence~	Premium	\$3,000
		Cul-de-sac !!		
		Balcony off game room upstairs!!	Upgrades	\$51,313
			Total Price	

Ready for July Close

Prices subject to change without notice. Stated dimensions & sq ft is approximate & included features may vary from this list during construction process. Ask to see Builder's Option Summary for each address for final specifications, before contract. Last Price adjustment 6/3/13

VILLAGE BUILDERS

Classic Collection Features

KITCHEN:

- GE® Built-In Appliance Package:
 - Stainless Steel Dishwasher
 - 30" Stainless Steel Self-Cleaning Double Oven
 - 36" Stainless Steel Gas Cooktop with Sealed Burners
 - Stainless Steel Microwave with Soft Touch Panel
- Ceramic Tile in Kitchen and Breakfast Area
- 42" Raised Panel Stained Cabinets
- Decorative Vent Hood Cabinet
- Granite Countertops with Choice of Edge
- Ceramic Tile Backsplash on Diagonal
- Deep Dual Basin Stainless Steel Undermount Sink
- Oil Rubbed Bronze Gourmet Pull Out Faucet
- Tip-Out Drawer at Sink
- Insulated Garbage Disposal
- Recessed Lighting in Kitchen and Breakfast Areas
- Pendant Lighting at High Bar, per plan
- Under Cabinet Lighting
- Electric and Gas Connections at Cooktop
- Walk-In Pantry, per plan

MASTER BATH:

- Ceramic Tile on Bath Floor, Shower Walls and Tub Surround
- Recessed Shower with Tumbled Marble Flooring
- Oval Garden Tub with Therapeutic Jets
- Opaque Rain Glass Window at Tub, per plan
- Climate Controlled Master Closet
- High-High Stained Vanity Cabinets
- Dual Cultured Marble Vanity Tops
- Coordinating Medicine Cabinet, location per plan
- Oil Rubbed Bronze Washerless Faucets
- Oil Rubbed Bronze Plumbing Accessories
- Elongated Commode Secondary Baths

SECONDARY BATHS:

- Ceramic Tile on Bath Floors and Shower Surrounds
- White Painted Vanity Cabinets
- Cultured Marble Vanity Tops
- Coordinating Medicine Cabinet, location per plan
- Oil Rubbed Bronze Washerless Faucets
- Oil Rubbed Bronze Plumbing Accessories
- Elongated Commode

POWDER ROOM:

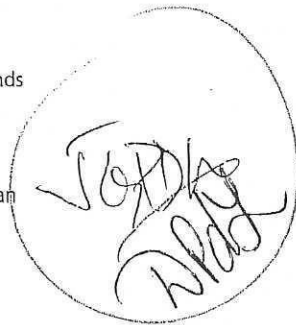
- Ceramic Tile Flooring
- Porcelain Pedestal Sink
- Oil Rubbed Bronze Wide Spread Washerless Faucet
- Oil Rubbed Bronze Plumbing Accessories
- Elongated Commode
- Framed Decorative Mirror

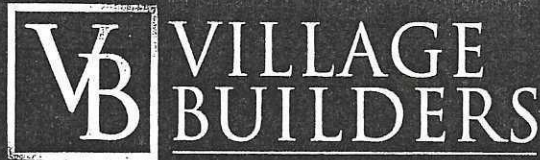
UTILITY ROOM:

- Ceramic Tile Flooring
- Painted Upper Cabinets for Convenient Storage
- Electric and Gas Dryer Connections
- Freezer Space, per plan

INSIDE YOUR NEW VILLAGE BUILDERS HOME:

- Ceramic Tile in Foyer
- Oil Rubbed Bronze Door Hardware
- Keyless Front Door Entry Handleset
- Continuous Filament Carpet with Stainguard
- 1/2 -Inch, 6-Pound Rebound Carpet Pad
- Crown Moulding in Master Bedroom, Family Room, Kitchen/Breakfast, Dining Room, Study and Foyer, per plan
- 5 1/4" Base Boards Throughout the First Floor Living Area
- Chair Rail in Dining Room
- 5-Blade Ceiling Fan with Light Kit in Master Bedroom, Secondary Bedrooms, Family Room, Study, and Game Room
- Direct Vent Fireplace with Gas Logs
- Cast Stone Fireplace Surround
- Divided Lite Windows to Compliment Front Elevations
- Rounded Drywall Corners Throughout Home (excludes window returns)
- Monterey Drag Textured Walls and Ceilings
- Divided Lite French Doors at Study, per plan
- Iron Stair Balusters, per plan
- Stained Starter Step
- Designer Light Fixtures Throughout Home
- Decora Rocker Switches Throughout Home
- Dimmer Switch at Dining Room
- 8' Raised Panel Interior Doors on First Floor
- Security System with Motion Detector, Two Keypads and Sensors at First Floor Windows and Exterior Doors
- Home Automation Package with Security Camera





Classic Collection Features

ENERGY STAR RATED BUILDER/ENERGY EFFICIENCY:

- Energy Star Ratings Performed to Environmental Protection Agency's ENERGY STAR® Guidelines
- Exterior Air Filtration Damper
- Programmable Thermostat
- 16-SEER Air Conditioning System
- Radiant Barrier Roof Decking
- (2) 40-Gallon High Efficiency Water Heaters in Homes with 3 or More Baths, per plan
- R-38 Insulation in Flat Ceilings (where accessible)
- R-22 Insulation on Sloped Ceilings and Attic Walls
- R-13 Insulation and R-3 Sheathing on Exterior Walls (where applicable)
- Poly Seal Insulation Throughout to Minimize Air Infiltration and Ensure Energy Efficiency
- High Performance, Triple Coated Low E Insulated Windows for Added Energy Efficiency
- Tilt Out Sash on All Operable Windows
- Vinyl Window Frames in Tan Color

CONSTRUCTION:

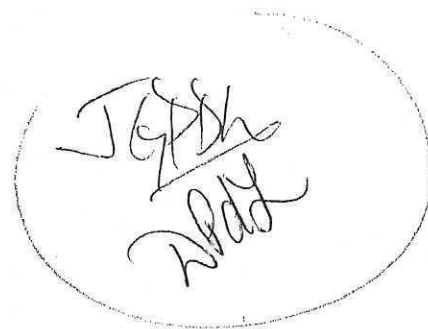
- Garage Door Opener with (2) Remotes
- Structured Wiring System to Meet or Exceed Development Specifications
- Wiring for Telephone Outlets in All Bedrooms, Study, Kitchen, Game Room and Computer Space, per plan
- Wiring for Cable Outlets in all Bedrooms, Study, Game Room and Computer Space, per plan
- Multi-port Branch and Tee Plumbing System
- 3000 PSI Post-Tension Foundation Certified by an Independent Engineer
- Engineered Subfloor Framing System
- 3/4-Inch Tongue and Groove Subflooring Secured with Screws and Adhesive on Two Story Homes
- Thorough Inspection Process Conducted at Critical Stages of Construction
- Quality Assurance Inspection Prior to New Home Orientation

OUTSIDE YOUR NEW VILLAGE BUILDERS HOME:

- Weatherproof Fiber-Cement Siding with 30 Year Warranty
- Fully Fenced Rear Yard with One Walk Gate, per community guidelines
- Full Sod in Front and Rear Yards
- Fully Automatic Irrigation System
- Full Gutters, per community
- 8' Mahogany Front Door with Insulated Leaded Glass Insert
- 8' Full Lite Back Patio Door
- Brick Front Porch
- 30-Year High Quality Dimensional Shingles
- Ridge Vents and Air Hawks with Continuous Soffit Vents
- Designer Coach Light at Entry and Garage, per plan
- Hose Bibbs at Front and Rear of Home
- Genuine Fired Clay Brick
- Masonry Address Block
- Covered Concrete Patio with Ceiling Fan, per plan
- Deadbolt Locks on All Exterior Doors
- Weatherproof Exterior Outlets at Front and Rear of Home
- Design Enhanced Steel Over-Head Garage Door

INTERIOR DESIGN CONSULTATION:

- All customers buying at pre-construction receive a complimentary (2) hour design consultation with a professional designer at the Village Builders Design Studio.



550 Greens Pkwy, Ste 200, Houston, TX 77067

VILLAGEBUILDERS.COM

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