

Floorplan:

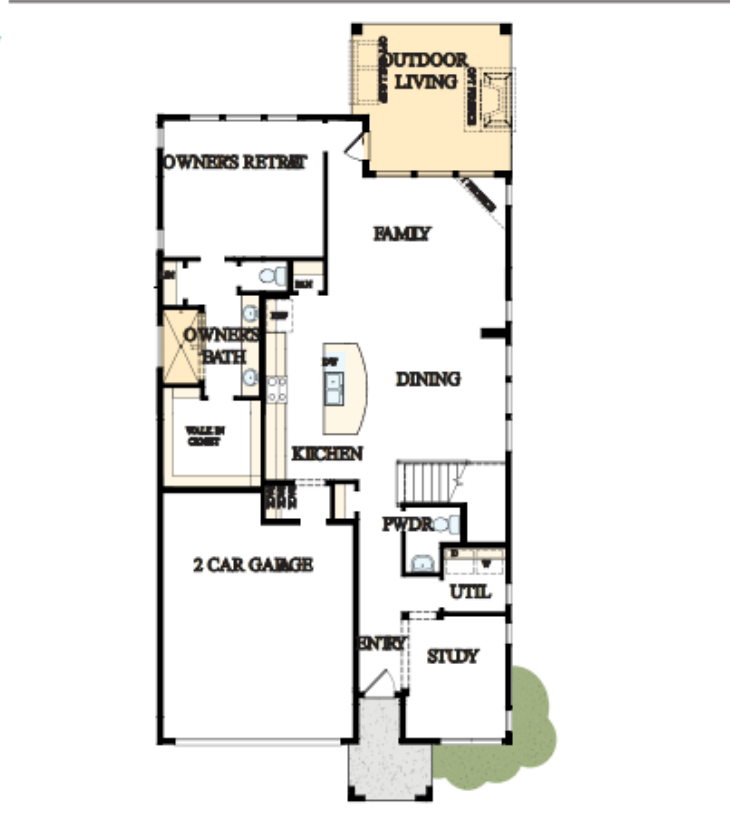
**The CRAVEN**  
Lakes at Creekside 45'

From: \$318,490 | 2664 sq.ft. | 2 Stories | 0 Bedrooms | 0 Baths | 0 Car Garage

**First Floor**

Options

- French Doors at Study
  - Super Shower
  - Corner Fireplace in Family
- Family
- Outdoor Living



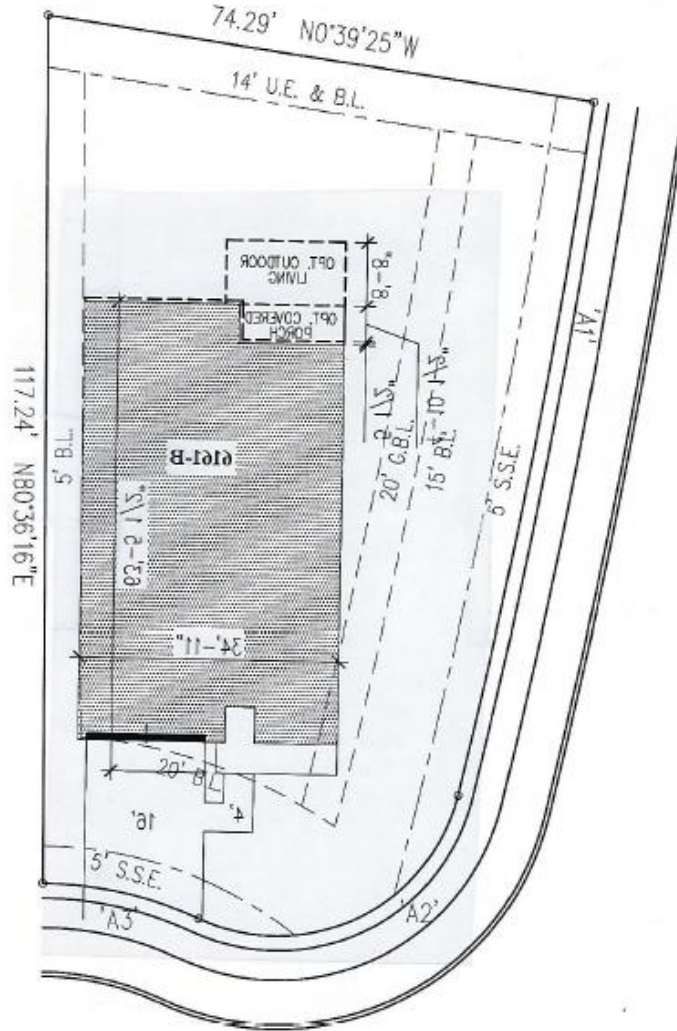
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Floorplan: Craven B Exterior



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ARC TABLE				
ARC	LEN.	RAD.	CHRD. BRG.	CHRD. LEN.
'A1'	95.39'	975'	N88°43'38"W	95.35'
'A2'	44.22'	25'	N35°16'25"W	38.67'
'A3'	21.65'	50'	S3°0'28"W	21.48'



LAKES AT CREEKSIDE      PROJECT NO: 1453      JOB NO: 0001  
**LOT: 10    BLOCK: 02    SECTION: 05**

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## CEDAR THICKET CIRCLE

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NOTE: FOR LOT FIT CHECK PURPOSES ONLY - NOT FOR CONSTRUCTION

## FACTS & FEATURES

# PEACE OF MIND

### EXTERIOR SPECIALTIES

#### Facade (per elevation)

- Custom exterior color program and **Sherrin Williams** custom paint program
- American-made, clay brick (per plan)
- Custom Stone program (per plan)
- **James Hardie** siding and trim
- Composition Architectural Dimensional Shingles

#### Front Amenities

- Mahogany front door (solid or with glass insert)
- Kwikset front door handle set
- Kwikset exterior deadbolts with Smart Key technology
- Teiber LED doorbell
- **Wayne Dalton** insulated garage door
- **Liftmaster** 1/2 hp garage door opener (per door)
- **Liftmaster** wireless garage door exterior keypad
- Kichler coach lights
- Home gutter system (per community)
- Custom plant and tree program (per developer)

### INTERIOR SPECIALTIES

#### Trim, Doors & Hardware

- Oversized 5 1/4" baseboards and 3 1/2" casing throughout home
- Raised panel smooth doors
- Kwikset door hardware
- Privacy locks on owner's retreat and all baths

#### Wiring and Electrical

- Structured wiring home run panel
- Custom structured wiring package (per community)
- Combination smoke and carbon monoxide detectors
- **Eaton/Cutler Hammer** or **Square D** electrical load center and surge protector
- 1/2 hot outlet at family and owner's retreat (for lamps)
- Dimmer switch at dining fixture
- Childproof electrical outlets
- Aro-Fault outlets
- Blocked and wired for ceiling fan in family and all bedrooms

#### Lighting & Ceiling Fans

- Kichler light package
- Kichler vanity light fixtures
- Kichler ceiling mount fixtures
- Energy Star rated ceiling fan in family and owner's retreat
- Energy Star rated LED lighting (per plan)

#### Flooring

- **Shaw** 100% BCF, PET Textured Saxony carpet over 3/8", 5 lb. pad
- Tiled entry, kitchen/breakfast, utility and all baths

### KITCHEN

- 42" Wood upper cabinets
  - crown moulding
  - concealed hinges
  - multiple stains to choose from
- **Frigidaire** stainless steel appliance package
- 3 cm granite countertops
  - multiple colors to choose from
- Tiled backsplash
- Stainless steel undermount sink
- **Moen Camerist** faucet with side sprayer
- Air gap (per municipality)

#### Additional Connections

- Gas line to kitchen and utility
- **InSinkerator** 1/3 hp disposal
- Water line to refrigerator (refrigerator not included)

### BATHS

#### Owner's Bath

- Wood base cabinets
  - multiple stains to choose from
- Cultured marble vanity tops with oversized built-in sinks
- **Moen Eva** centerset faucets and tub/shower fixtures
- **Moen Mason** towel bar and paper holder
- Framed mirror
- Tiled tub and shower surround
- Tiled shower floor (per plan)
- Semi-frameless shower enclosure (includes grout guard)
- **Royal** soaker tub
- **Gerber** elongated commode

#### Powder Bath (per plan)

- **Gerber** pedestal vanity sink
- **Moen Eva** centerset faucet
- **Moen Mason** towel bar and paper holder
- Framed mirror
- **Gerber** elongated commode

#### Secondary Bath(s)

- Wood base cabinets
  - multiple stains to choose from
- Cultured marble vanity top(s) with oversized built-in sink(s)
- **Moen Eva** centerset faucet(s) and shower fixture
- **Moen Mason** towel bar and paper holder
- Mirror with polished edges
- Tiled shower surround
- **Sterling Performa** tub
- **Gerber** elongated commode

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## FACTS & FEATURES CONT.

### HOME BUYING EXPERIENCE

- Tour the Quality Room to see valued construction techniques first-hand
- Attend Preview Night to learn about our Design Center experience, before your home purchase
- Homeowner Portfolio defines David Weekley processes
- Personal Builder Program with scheduled meetings and weekly updates
- Personalized design appointments with professional, degreed Designers
- Hundreds of pre-priced selections to choose from
- Care and Maintenance guide given after closing

### YOUR LOW COST OF OWNERSHIP

#### David Weekley Home Warranty

- Centralized in-house warranty with a personal Warranty Service Representative
- 10-year structural warranty, 2-year warranty on portions of your home's major mechanicals, 1-year limited warranty on defects and workmanship
- Heating and air conditioning system energy usage guarantee
- Energy Saver Lighting Package with a minimum 80% of fixtures to include LED bulbs

### YOUR ENERGY EFFICIENT HOME

#### Nationally Recognized Programs

- Environments For Living Diamond Level Program
- The New Energy Star 3.0 Program
- Building America Program with the U.S. Department of Energy
- Home Energy Rating System (HERS) in partnership with RESNET

### Innovative Construction Practices

- Advanced framing with 2x6 exterior walls to allow for thicker insulation, creating a quieter, more energy efficient home
- Vinyl framed, Low E2 double pane, high performance windows that reject 76% of heat
- R-3 DOW insulated sheathing to resist water and air penetration
- Sill Seal between slab and exterior plate acts as a gasket to minimize air and water infiltration from under outside walls

### Heating and Cooling

- Air conditioning ducts are tested to exceed 2013 Energy Star U.S. Department of Energy standards
- Lennox 16 SEER-2 stage Air Conditioning System, which provides for dehumidification
- Ecobee programmable thermostat
- 80% Efficient furnaces with variable speed motors that also helps with humidity control
- Jump ducts in secondary bedrooms to balance hot and cold temperatures
- Radiant barrier decking for a cooler attic

### Air Tight

- Walls are tested for air leakage to exceed 2013 Energy Star and U.S. Department of Energy standards
- Fresh air system

### Insulation

- R-22 insulated exterior wall systems
- R-19 paperless batt insulation on sloped ceilings
- R-38 insulation in flat ceilings

### INSPECTIONS & TESTING ON EVERY HOME

- 14 Inspections in addition to those required by the city/county
- Engineered foundations per community and foundations are inspected three times: prior to pour, at pour and after cable stress
- Burgess Construction Consultants perform detailed, independent code inspections prior to sheetrock and prior to closing
- Infrared scan to identify hidden moisture or energy efficiency issues affecting your home
- Final plumbing inspection with sewer video to check for blockages, a 100 PSI pressure test and 39-point visual inspection to check for leaks or other water intrusion issues

### LIVING IN YOUR HEALTHY GREEN HOME

- Water barrier for tubs and showers
  - HardieBacker in all water contact areas
  - Anti-fracture membrane used at all seams and nails
- Water resistant barrier at window sills
- Tauxx in-wall pest defense system
- Borate treatment on frame (up to 2' from slab) to help prevent termites and other wood boring insects
- Specially designed rot resistant exterior door jambs
- Pleated media air filters to catch pollen and mold spores (MERV 11)
- Microwave vented to outside for improved indoor air quality (where applicable)
- Formaldehyde free fiberglass batt insulation
- Sherwin Williams Low VOC (Volatile Organic Compound) wall paint
- Exterior paint with mildicides designed specifically for the Houston climate
- Moen temperature regulating shower valves
- Water Sense commodes, shower heads, and vanity faucets
- High efficiency natural gas water heater
- Flouguard Gold corrosion resistant plumbing

### Builder Partner Warranties

- James Hardie products come with a 30-year limited, non-prorated manufacturer's warranty on siding and 10 to 15-year manufacturer's warranty on trim, fascia, and soffit
- Matched Lennox heating and air conditioning pro ducts come with a 5-year manufacturer's warranty on all parts, 20-year manufacturer's warranty on heat exchanger
- All Moen faucets come with a lifetime, manufacturer's warranty
- Lifetime mechanical and finish manufacturer's warranty on all Kwikset products
- Eaton/Cutler Hammer or Square D whole home surge protector comes with \$75,000 connected equipment manufacturer's warranty
- Sto Stucco System manufacturer 10-year limited warranty on stucco (per plan)

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