

Tamarron 50 Executive

Katy, Texas 77494

Interior Features

- **Design Center**
- **Smart Home Automation:** Includes Smart Thermostat, Wireless Security at exterior doors, electronic deadbolt, Skybell® doorbell, smart lighting (one Z-wave switch included), Amazon Echo Dot®
- **Electrical Package** includes: Surge protection, decora rocker switches, under cabinet outlets, under cabinet lighting & 2 USB outlets
- **Cable and telephone wiring:** Bedroom 1, Family Room and Bedroom 2 (Study and Game Room if applicable)
- **Cultured marble vanity top with double sinks in Bath 1**
- Acrylic garden tub with separate shower and tile surround
- Semi-frameless shower enclosure in Bath 1
- **Elongated commodes in all baths**
- Pedestal sink in Powder Room
- Smoke detectors with carbon monoxide sensor in common areas
- **Metal stair parts with stained handrail**
- Wood shelving in all closets, pantry and utility room
- **18" Ceramic tile flooring at Entry, Family/Living/ Dining/Hall to Bedrooms First Floor (per plan), Utility, Kitchen/Breakfast and Bathrooms**
- Modern ceiling fans in Bedroom 1 and Family Room (Study and Game Room if applicable)
- **Moen®** lifetime finish warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets throughout the home
- **Kwikset®** satin nickel lever door hardware

Kitchen Features

- **42" cabinets with crown moulding**
- **Stainless Steel Whirlpool® appliances (microwave, dishwasher & gas range)**
- **Granite countertops with straight edge**
- **Offset ceramic tile backsplash**
- Recessed lighting
- Stainless steel, single bowl, undermount kitchen sink with garbage disposal
- **Moen®** chrome faucet with pull-down spout
- **DuPure®** drinking water filtration system

Exterior Features

- **Landscape package** (including full sod front and back)
- **Mahogany wood front door** (with insulated glass selection specific)
- Full lite back door
- Covered Patio
- **Fully fenced rear yard with gate**
- Metal address plaque
- Front coach lamps (2)
- Garage door hardware/windows, per elevation

Construction & Energy Features

- **Rinnai® tankless gas water heater**
- **High-efficiency 16 SEER Carrier®** air conditioning system with programmable thermostat and mechanical air ventilation
- HERS (Home Energy Rating System) Index
- **LP Tech Shield® Radiant Barrier Roof**
- Third party quality inspections throughout construction process
- **10 Year Homebuyer's Warranty**
- **2 Year Mechanical Warranty**
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat ceiling areas
- **Fully sheetrocked and painted garage**
- Engineered post tension foundation
- **Bora-Care®** application to protect building materials against wood destroying insects
- **Double pane, Low-E, vinyl windows**

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