

A Ryland Home

20019 Alcea Court Spring, TX 77379

Corner Lot on cul-de-sac

Built in 2006/2,139 sq. ft. per Builder

\$385,000

Whirlpool Washer and Dryer stays

Custom Drapes, blinds and window coverings on all windows

Solar Screens on master bedroom and bedroom 3 windows

All Smoke/Carbon Detectors replaced in 2020

Microwave replaced in 2020

Fencing replaced in 2020, adjacent neighbors "did not" share the cost!

Exterior light fixtures, front and back, replaced in 2020

Roof replaced in 2015

A/C and Heating system replaced 2017

Sprinkler control panel, rain sensor, ball valve unions updated in 2020

Garage Door LiftMaster replaced in 2021

HomeTeam Pest Control Service every 6 months, June & December

One Hour Air Conditioning & Heating Service in Fall & Spring

Averaged Reliant Electric Bill, \$127 per month

Signature Landscaping by CBS, front/side/back

INCLUDED FEATURES

Gleannloch 55's- Classic Series

LOWER UTILITY BILLS.

"HOUSEWORKS" Program, which includes:

- Environments for Living
- R-22 Cellulose Insulation in Sloped Ceilings
- R-30 Cellulose Insulation in Ceilings
- R-13 Cellulose Insulation in Walls
- 12+ Seer Carrier (Puron) Air Conditioner
- Vinyl Low-E Double Insulated Windows
- Polyfoam Sealant Around Doors, Windows, Exterior Penetrations and Foundations
- Pressure Balanced Ducts
- Filtered Fresh Air Intake System
- Roof Ridge Ventilation System
- Humidity Control "Moisture Management"
- Performance Testing on Every Home
- Pex Manabloc Plumbing System
- Honeywell® Vision Pro 800 Thermostat

A WELL-STOCKED KITCHEN...

- Ceramic Tile Floors in Kitchen, Breakfast, Utility Room
- 12" Ceramic Tile Backsplash on Diagonals
- Stainless Steel 8" Double Sink
- Level I Granite Countertops
- Moen® Single Lever Faucets with Vegetable Sprayer
- 1/3 HP Heavy Duty Garbage Disposal
- GE® Self-Cleaning Oven
- GE® Dishwasher
- GE® Microwave with Touch Controls Vented Outside
- GE® Refrigerator
- Aristokraft® 42" Flat Panel Cabinets

...AND A WARM, LUXURIOUS BATH.

- Cultured Marble Vanity with Dual Sinks in Master Bathrooms (per plan)
- Separate Whirlpool Tub and Shower in Master Bath
- Moen® Acclaim Series Fixtures with Scald Protection
- White Pedestal Sink in Powder Room
- Ceramic Tile Floors in all Baths
- Marble Shower Walls in Master Bath
- White Elongated Commode in Master Bath
- Medicine Cabinet (1 per bath)

YOU'LL ENJOY ALL OUR DETAILED INTERIORS...

- Rounded Sheetrock Corners at all Impact Areas
- Cozy Fireplace with Ceramic Tile Hearth And Gas Starter
- Lighting Fixtures by Progress
- Ceiling Fan with Light Kit in all Bedrooms, Family Room, Gameroom
- Phone in all Bedrooms, Gameroom, Study, Kitchen, Family Room
- TV Cables in all Bedrooms, Gameroom, Study, Family Room
- 2" PVC Blinds Throughout Home
- 2 Panel Cathedral Interior Doors
- Ceramic Tile Entryway
- Stair Spindles to 1st Landing
- Raised Ceiling Heights (per plan)
- Art & Entertainment Niches (per plan)
- Crown Molding in Entry
- Crown Molding and Chair Rail in Dining Room

...AS WELL AS OUR GREAT OUTDOORS.

- Fully Sodded Front, Side, Rear Yard with Landscape Package
- Aluminum Gutters on Front of Home
- Mahogany Leaded Glass Front Entry Door
- Backyard Six-Foot Privacy Fence with Gate
- Steel No-Sag Garage Door
- Garage Door Opener with Remotes (1 per door)

PEACE OF MIND...

- Security System with One Keypad
- Front and Rear Coach Lighting
- Smoke Detectors with Battery Back-up Throughout Home
- Single Cylinder Deadbolt Lock on all Exterior Doors
- Carbon Monoxide Detectors

A QUALITY HOME THAT'S BUILT TO LAST.

- Cemplank by Hardie Masonry Siding, Soffit & Fascia for Longer Lasting Durability. Manufacturer's 25- Year Warranty.
- Low Maintenance Brick
- Brick on Four Sides of Home, First Floor Only
- Divided Light Windows for Front Elevations
- White Window Frames
- Professionally Engineered Post-Tension Foundation
- Engineered Floor Systems by Trusjoist McMillan
- Copper Electrical Wiring
- 16" On-Center Studs on all Load Bearing Walls
- Hurricane Clips and Anchors on Exterior Walls
- Hometeam Pest Defense Tubular System in Walls
- Structural Framing Certified On-Site
- Post-Tensioned Slab with 1/2" Cables
- 30- Year Roof Shingles

...OF A WRITTEN GUARANTEE.

- 10-Year Structural Warranty Program
- 2-Year Systems Warranty (Electrical & Plumbing)
- 1-Year Mechanical Homebuyers Protection
- Ryland's Homebuyer Commitment Guide Booklet
- 4 Quality Assurance Meeting with your Homebuilder
- Full-Service Sales Center Open Seven Days a Week
- Fully Staffed Customer Service Department
- Consultation with Designer

*Included features subject to change without notice. Please see Sales Counselor for details. Effective December 5, 2005.

RYLAND HOMES

Quality Home Builders

ryland.com