

# Tamarron 60s

Katy, Texas 77494

## Interior Features

- Home security system with one trimmed keypad
- Level 3 Security System, which includes 1 keypad, siren and control panel. Includes pre-wires for 3 keypad locations, all doors, accessible windows, motion detector & siren.
- Electrical Package including surge protection, decora rocker switches, under cabinet outlets & under cabinet lighting
- Metal stair parts throughout (plan specific)
- 18" Ceramic tile flooring at Entry, Family/Living/Dining/Hall to Bedrooms First Floor (per plan), Utility, Kitchen/Breakfast and Bathrooms
- Rounded sheetrock at 90 degree corners
- Cultured marble high vanity top with double sinks in Master Bath
- Acrylic garden tub with separate shower and tile surround
- Single shampoo niche in master shower
- Barrel vault ceilings over secondary tubs
- Recessed can light over secondary tubs
- Elongated commodes in all baths
- Pedestal sink in Powder Room
- Smoke detectors with carbon monoxide sensor in common areas
- Wood shelving in all closets, pantry and utility room
- Cable and telephone wiring - Master Bedroom, Family Rom and 1 Bedroom (Study, Game Room if applicable)
- Ceiling fan in Master Bedroom and Family Room (Study, Game Room, if applicable)
- Moen® lifetime finish warranty plumbing fixtures throughout
- Matching kitchen and vanity cabinets throughout the home
- Kwikset® brushed nickel interior & exterior door hardware

## Kitchen Features

- 42" Maple cabinets with crown molding
- Stainless steel Frigidaire® Appliances (built-in double oven, dishwasher, cook top microwave over range)
- Granite countertops with bullnose edge
- Offset ceramic tile backsplash
- Recessed lighting
- Stainless steel under mount kitchen sink with garbage disposal and vegetable sprayer
- DuPure® drinking water filtration system
- Ice maker connection for refrigerator
- Flushed bar tops where applicable

## Exterior Features

- Landscape Package (including full sod front/back)
- Mahogany wood front door
- Covered Patio
- 3 sides brick - 1st Floor
- Fully fenced rear yard with gate
- Cast stone address plaque
- Raised panel ½ lite back door
- Front coach lamps (2) (location plan permitting)
- Garage door opener
- IKO® Architectural Shingles - Limited Lifetime Warranty
- Front Gutters

## 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
- Uponor® PEX Water Delivery System
- LP Tech Shield® radiant barrier roof decking
- Third party quality inspections throughout construction process
- 10 year homebuyers 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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