

Note: some features are upgraded further where noted in builder options/upgrade list.

Friendswood Trails 65

Friendswood, Texas 77549

Interior Features

- **All customers buying at pre-construction stage receive a design consultation at the Design Center**
- **Home is Connected:** Smart Thermostat, Wireless Security at exterior doors, electronic deadbolt, Skybell® doorbell, smart lighting (one Z-wave switch included), Amazon Echo Dot®
- Cable and telephone wiring – Bedroom 1, Family Room and Bedroom 2 (Study & Game Room if applicable)
- **Electrical Package:** Surge protection, decora rocker switches, under cabinet outlets, under cabinet lighting & 2 USB outlets
- **8' interior doors throughout first floor**
- 6" baseboards throughout first floor
- **Fireplace & mantel**
- Acrylic garden tub with separate shower and tile surround at Bath 1
- **Cultured marble vanity top with double sinks in Bath 1**
- Single shampoo niche in Bath 1 Shower
- Recessed can light over secondary tubs
- **Elongated commodes in all baths**
- Pedestal sink in Powder Room (per plan)
- Smoke detectors with carbon monoxide sensor in common areas
- **Metal stair parts throughout (plan specific)**
- 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 (upgrade to LVP)**
- Ceiling fan in Bedroom 1 and Family Room
- **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" cabinets with crown moulding**
- **Built-in stainless steel Whirlpool® Appliances (microwave, cook top, dishwasher & double oven)**
- Stainless steel undermount kitchen sink with **Moen®** chrome faucet with pull-down spout
- ½ hp disposal
- **Granite countertops with straight edge**
- Recessed can lighting
- Decorative tile backsplash
- **DuPure®** drinking water filtration system

Exterior Features

- **Landscape Package (including full sod)**
- **Sprinkler system**
- Covered Patio
- 4 sides brick
- **8' Mahogany wood front door with insulated glass** (selection specific)
- 8' Full lite rear patio door
- **Fully fenced rear yard with gate**
- Two exterior coach lamps on front elevation
- **Garage door opener**
- Decorative hardware on garage door
- **Full Gutters**
- **IKO®** Architectural Shingles - Limited Lifetime Warranty

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 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 paned, Low-E, vinyl framed windows**

Friendswood Trails - 2557 Austin Trail, Friendswood, Texas 77549 - drhorton.com/houston

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