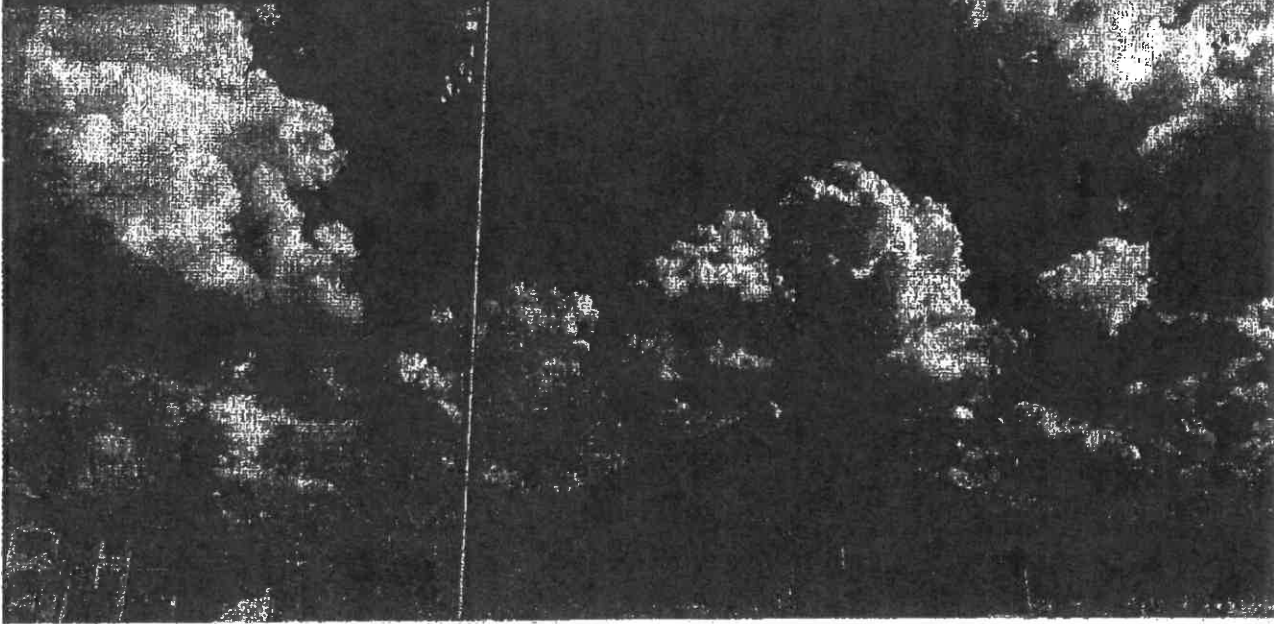


THE HILLS OF TOWN CREEK
INCLUDED FEATURES

QUESTIONS?
GET FAST ANSWERS
936-463-6740



- Central 14 SEER air conditioner
- Front yard, St. Augustine sod (per lot)
- Level 1 builder's landscape package
- One tree (type per builder)
- Full yard irrigation system
- 6' full cedar fence w/gate (per lot)
- 10' x 12' rear concrete patio (unless covered porch included)
- Community mailbox system
- Bronze address plaque
- 25-year 3-tab shingles
- Black GE® appliances
- Electric community
- HOA Dues: ~~\$450~~ per year (subject to change)

279 Brock's Lane

500

The above standard features are included in most plans. Some plans, however, may not have all features. Stylecraft reserves the right to change features and specifications without notice. See on-site Sales Executive for details. ©2020 Stylecraft.



THE HILLS OF TOWN CREEK

INCLUDED FEATURES
CLASSIC & FLEX SERIES

QUESTIONS?
GET FAST ANSWERS
936-463-6740

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BUILDER PROGRAMS

- Pre-construction meeting with superintendent and sales representative (excludes current inventory homes)
- Two homeowner meetings before closing (home orientation and confirmation tour)
- Professional Quality Assurance Program
- Home-builder one-year warranty program with full-time, professional Warranty Department

ENERGY EFFICIENCY

- R-38 blown insulation in ceiling
- R-13 batt insulation in walls
- R-30 batt insulation in sloped ceiling
- Elevate® vinyl, double pane insulated windows w/half screens and double locks
- Divided light windows on front (per plan)
- Lomanco® Turbine vent system
- Polyseal foam in all wall penetrations
- Radiant barrier decking
- Sheathing behind brick/stone
- Honeywell® programmable thermostat
- Lennox® Central furnace
- Rheem® 50 gal. high recovery water heater

SECURITY

- Schlage® Deadbolt locks on exterior doors
- Smoke/carbon monoxide detectors (per code)
- Flood lights at front and back of house

EXTERIOR + STRUCTURAL

- Engineered post-tension foundation
- 16" on-center studs, all walls
- Nisus Bora-Care® termite treatment
- Grip Rite® house wrap
- James Hardie® cement fiberboard siding (per plan) w/ 25-year limited warranty
- Stone and/or brick (per plan)
- Sidewalk from front door to driveway (approx. 42" wide, per plan)
- 1 lite fiberglass rear door

ELECTRICAL

- TV cable in all bedrooms & living spaces (per plan)
- Pre-wired for CAT-5 telephone (per plan)
- Pre-wired for garage door opener
- Copper wiring
- Seagull® brushed nickel light fixtures
- Seagull® ceiling fan in family room

KITCHEN + BATH

- 30" wood cabinets (per plan)
- 9" stainless steel, under mount double sink w/ sprayer
- GE® appliances: Range, Dishwasher, Micro-hood, Disposal
- Shaw® tile in all baths
- Delta® chrome faucets
- Chrome fixtures
- Separate shower in master bath
- Tub/shower combo in secondary baths
- Gentlemen's height vanity in master bath
- Granite vanity with rectangular under mount sinks in all baths
- 36" tall mirrors, width determined by length of the vanity (per plan)
- Linen cabinet above toilet (per plan)

INTERIOR

- Granite countertops with straight edge throughout
- Interior walls and ceilings painted flat PPG® latex paint, 1 standard color
- 3-1/4" baseboards painted white enamel
- 2" door casings
- Two-panel, Roman round top, interior doors
- Fiberglass insulated entry door
- Storage shelf above washer/dryer

CLASSIC & FLEX SERIES

- Elongated toilet in master and powder baths
- Windowsills painted color of trim
- Garage painted to match interior of house
- Base trim in garage
- Seagull® Ceiling fan in master bedroom and game room (per plan)
- Pre-wire for ceiling fan in secondary bedrooms
- Metal stair balusters (if applicable)
- Carriage style garage door
- Aquatics® garden tub in master bath w/ Shaw® tile surround
- Shaw® tile surround, fiberglass floor, and clear glass in master bathroom shower (per plan)
- Shaw® tile surround in secondary tub/shower combo
- Seagull® pendant lights above island/peninsula (per plan)
- Level 2 Shaw® click vinyl wood plank in all first floor living spaces, utility, kitchen, breakfast, foyer, dining, and hallways (per plan)
- Shaw® carpet in bedrooms, closets, and second floor living spaces (per plan)
- LED recessed lighting in kitchen
- Built-in shelf system in closets (per plan)

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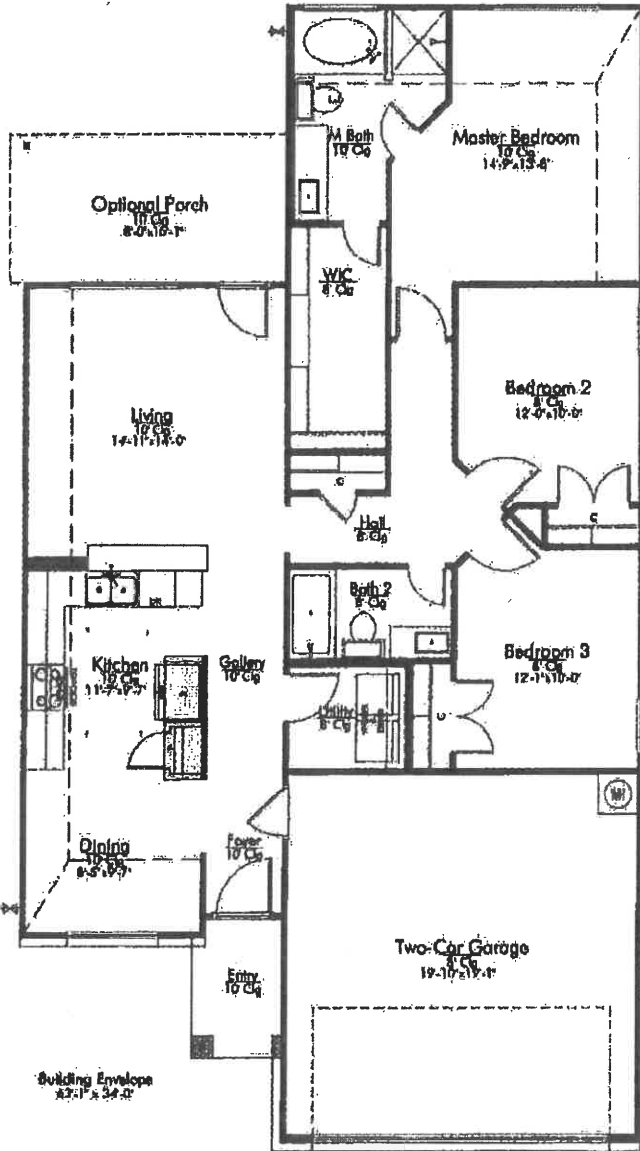




279 Brock's Lane

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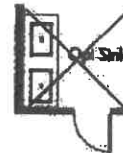
FLOOR PLAN



HEATED SQUARE FOOTAGE
1 SIDE BRICK: 1354 SQ FT
3 SIDE BRICK: 1390 SQ FT
4 SIDE BRICK: 1400 SQ FT

INCLUDED IN THIS PLAN
1 COACH LIGHT

GUTTERS AT BACK DOOR
WHEN THERE'S NO PORCH



LOCATE:
1 PHONE OUTLETS
4 TV OUTLETS
(1 PER BEDROOM AND 1 IN LIVING ROOM)

OPTIONS MAY VARY. DISCRETION ADVISED.