



CASTLEROCK COMMUNITIES



INCLUDED FEATURES

Canyon Gate @ Westheimer Lakes

Gold Series Homes

EXTERIOR FEATURES

Beautifully designed elevations
 American-made fired brick on front and side elevations to 8'
 Two story homes will have brick on rear elevation to 8'
 Columns on optional covered patios will be bricked
 30-year weather wood shingles
 Custom address block
 White frame windows with screens on operable windows
 Divided light windows on front elevation
 Cementitious fiber cement siding, fascia, soffit & trim
 James Hardie window trim
 Stained mahogany front door with leaded glass insert
 Steel garage door with automatic opener and two remotes
 10' by 10' broom-finished concrete rear patio
 3' privacy walk from driveway to entry and 16' driveway

INTERIOR FEATURES

Art niches and archways (per plan)
 Raised-panel interior doors with decorative casing
 Rounded sheetrock corners at all impact areas
 Nickel finish door hardware and light fixtures
 Stomped ceiling texture / spray wall texture
 PPG Monarch two-tone interior paint
 Wood shelving and hanging rods in closets (per plan)
 Cozy wood-burning fireplace with gas log light lighter, ceramic tile surround and wood mantel
 Decorative wood base throughout home
 Nickel finish ceiling fan with light kit and oak-colored blades in family room and master suite
 Traditional oak handrail and balusters at rakes and balconies
 Crown molding at entry, master suite and dining room

KITCHEN FEATURES

High ceilings (per plan)
 Flat-panel poplar cabinets with choice of colors and 42" upper cabinets with crown finish, adjustable shelves and solid hinges
 Granite kitchen countertops with ceramic tile backsplash
 Eight inch double stainless steel sink with Price Pfister faucets, vegetable sprayer and garbage disposal
 GE built-in appliance package in black or white with gas cooktop, external venting microwave/vent hood and dishwasher
 Recessed can light over kitchen sink
 Fluorescent lighting with decorative surround (per plan)
 Well-designed work space with island (per plan)
 Insulated glass panel door at rear entry

LANDSCAPING PACKAGE

Ten 5-gallon, 15 one-gallon and two 15-gallon species in front yard
 One 2" Caliper oak tree at street
 One 4" and one 6" caliper live oak tree in front yard
 Fully sodded yard to fence
 Full front gutters with 2' returns
 Two exterior hose bibs (per plan)
 Waterfront lots have metal rear fence and rear landscaping package

LUXURIOUS BATHS

Elongated water saver commodes
 White cabinetry in all baths
 Double cultured marble sinks with his/her vanities at master
 Acrylic soaking tub with deck mounted nickel finish Price Pfister tub spout in master bath
 Nickel finish accessories in master and powder baths
 Master bath has separate tub and shower with decorative tile shower surround over hardibacker and garden window
 Secondary bath tub / shower has decorative ceramic tile over water-resistant hardibacker
 Chrome bath accessories at secondary baths
 Powder room has white pedestal sink and oval mirror (per plan)

ENERGY EFFICIENCY FEATURES

Energy Star rated
 14 S.E.E.R. Rated Trane HVAC system
 Gas-fired water heater
 Ridge vent, soffit vent and air hawk attic ventilation (per plan)
 On-site weather-stripped exterior doors
 Poly seal on all base plate and wood penetrations to exterior
 Dual-pane LoE2 windows with double locks
 Radiant barrier roof decking
 Programmable thermostat
 R30 Insulation in flat ceilings and R22 in sloped ceilings
 High efficiency central gas heating

ENGINEERING AND SAFETY FEATURES

Professionally engineered and designed post-tension foundations
 Engineered subfloor I beam systems on all two-story homes
 Front and rear coach lights
 Coach light on garage (per plan)
 Smoke detectors in bedrooms and halls with battery back-up
 CPVC water distribution system
 Copper interior wiring
 GFCI exterior outlets with protective housing
 Anti-siphoning devices on exterior hose bibs
 Main water shut-off access
 Tube-in-wall pest control defense system
 Gas and electric dryer connections
 Security system wired and trimmed out
 Hi-tech wiring package: see separate detail for extensive standard features as well as bundled services offering

FLOORING FEATURES

Variety of ceramic tile choices in entry, kitchen, breakfast, master bath, secondary baths, powder and utility rooms
 Wide selection of wear-dated carpet over 1/2" pad
 Professional decorator assistance through Design Gallery with two 2-hour appointments

CUSTOMER SERVICE FEATURES

2-10 Warranty
 Pre-start and pre-sheetrock meeting with our team
 Pre-move in orientation meeting with construction manager

1.1.09

Homebuyer initials.....

**Indicates Optional Feature