

GENERAL SPECIFICATIONS AND DESCRIPTION OF MATERIALS

95 Monterrey Rd E, Montgomery TX 77356

TOTAL COVERED SQ FT : 4,091

BUILDING SQ FT: 3,417

EXTERIOR	NOTES	MATERIAL/COLOR
ROOFING	Timberline HDZ, Composition roof, 30 year warranty	gray slate
FOUNDATION	engineered and certified post tension slab	
LANDSCAPING PACKAGE	full-yard sprinkler system (minimum 4 zones)	
DRIVEWAY	18 feet wide	concrete
EXTERIOR	stone and stucco	
LIGHTING	outdoor wall lanterns	black
GARAGE	finished room, golf cart parking, one belt drive garage door opener	
GUTTERS	color match to house trim, front, sides, back of house	aluminum
PORCH	tile to match with front elevation	

BUILDING	NOTES	MATERIALS/COLOR
HVAC	2 HVAC units, split A/C unit, zoned damper system	
INSULATION	TechShield, BLOWN BIBB (R13 in walls, R30 in attic)	
WINDOWS	Trophy Windows, LLC is the installer and warrantor	white low-e vinyl
TANKLESS WATER HEATER	Brand: NAVIEN	gas
INTERIOR PAINT	BEHR Premium	
CEILING FANS	family room, primary bedroom, study, office, bedrooms	
DOORS	2 panel interior doors	white
BASEBOARDS	5.5" sculpted throughout entire home including garage	white
CROWN MOLDING	Master bedroom, family room, dining room, foyer, study, hallways, kitchen, secondary bedroom & game room	white
KITCHEN CABINETS	42" custom built cabinets, soft close hinge, top cabinet light boxes	white
FLOORING	tile included in kitchen, laundry, entry, hallways, study, family room, breakfast, primary bedroom	tile
UPSTAIRS FLOORING	laminated with hand-scraped hardwood look	
COUNTERTOPS	kitchen, bathrooms, laundry	white quartz with veins
KITCHEN BACKSPLASH	tile backsplash in kitchen	
MICROWAVE	stainless steel microwave	
STOVETOP RANGE	built-in 36" stainless steel 5 burner range	
VENT HOOD	custom built wood vent hood	white
OVEN	double wall ovens stainless steel	

DISHWASHER	stainless steel	
KITCHEN SINK	stainless steel sink 33"	
FRENCH DOORS	2 glass french doors for study	
DOORS HARDWARE	interior doors lever handle	brushed nickel
FRONT DOOR	single cylinder door handle set (round or lever handle)	black
LIGHTING - KITCHEN	4 dropdown pendants over kitchen island	brushed nickel
LIGHTING - DINING ROOM	chandelier dining room	brushed nickel
LIGHTING - ENTRY / FOYER	lantern	brushed nickel
LIGHTING - LED CANS	cans light included throughout the home	white
LIGHTING - BATHROOM VANITY	3 light vanity lights / 4 light vanity lights in primary	brushed nickel
TILE SURROUND BATHROOMS	porcelain tile for floors and walls	
LAUNDRY ROOM FAUCET	medium arc single hole basin faucet	brushed nickel
SHOWER FAUCET TRIM KIT	shower system with rain shower head and had shower in primary bathroom	brushed nickel
PRIMARY BATHROOM	soaker tub	white
FIREPLACE	Novus NDV36-IFT Direct Vent Gas Fireplace, installed and warranty by: Perfection Fireplace & Supply NDV36-IFT Heatilator 36" Novus Standard Direct Vent Gas Fireplace with Intellifire Touch Ignition System Includes tempered glass, fiber logs	black
FIREPLACE SURROUND	quartz ledger panel	neutral color
FIREPLACE MANTEL	wood	white
CEILING & DOORS	10'-12' ceilings with 8' interior doors	