

Lake Shore Cove Standard Features w/Upgrades

Design Features

- Double paned insulated Low E Vinyl
- 10' Ceilings on first and second floors, 8' on third floor
- 2 Panel Interior Doors
- Level 3 Granite or Quartz in all bath's w/4 inch backsplash
- Elongated Commode Throughout
- Matte Black lighting package
- Matte Black Ceiling Fans w/light kits – All Bedrooms
- All Bedrooms blocked and wired for ceiling fan
- Prewired for CAS cable and RG6 telephone outlets in Bedroom & Living Room
- Zoned Air Conditioning
- Wood flooring throughout living areas, hallways, and stairs \$8.00 per sqft allowance
- Plush carpet with ½ inch pad in bedrooms only
- Cedar ceilings in primary closet
- Shelving in all closets and kitchen pantry, per plan
- 8' Doors on first and second floors, 6'8 on third floor 6" base boards
- Moen Brantford Plumbing fixtures
- Crown Molding in Living, Dining, Kitchen, and Master
- Fireplace in Livingroom
- Full Gutter System
- Large Covered Patio
- Matte Black door hardware
- Fully sodded yard front and back
- 4' Privacy Wrought Iron Fence in back yard with gate
- Sprinkler System front and back
- 21x21 pool with 7x7 spa
- Bulkhead and Boat Dock
- 8' Mahogany 6 panel glass front door
- Cement Composite Exterior Siding
- Cast Stone address plaque
- Exterior Lighting front and rear

Kitchen

- 42" Upper Cabinets, Third row w/glass and LED puck lights
Soft close hinges & drawer glides
- Crown molding on the Upper Kitchen Cabinets
- Garbage disposal unit
- Stainless undermount sink/Moen fixtures and sprayer
- Ice maker connection
- Level 3 Granite or Quartz with tile backsplash
- Bosch Energy Efficient Stainless appliance package
Including: Double Oven, Dishwasher, Microwave, 36" Gas Cook Top w/ Vent Hood

Energy Efficient Features

- Radiant Barrier Roof Decking
- High Efficiency 18 SEER HVAC
- R-19 insulation in Exterior Walls
- R-22 insulation in sloped Ceiling Walls
- R-38 insulation in Flat Ceilings
- Energy Saving Gas Heating System
- Ridge Vent Ventilation combined w/ continuous Soffit Attic Ventilation
- Programmable Thermostat
- Poly-Seal Wall Penetration
- Tankless Water Heaters

Construction Details

- Engineered, individually inspected post tension slab
- Environments for Living Designation
- 2x6 Exterior Walls
- 30-year Shingles Certainteed HD
- Two Exterior hose bibs
- Pex Plumbing System
- Garage Door Opener
- 3 Exterior Electrical Outlets
- Insulated water pipes on outside of home
- Copper wiring for electrical
- Licensed Plumber, Electrician and HVAC Contractors
- Inspected by City of Conroe

Security Details

- Kwikset Deadbolts on all Exterior Doors
- Smoke Detectors in all bedrooms and Hallways
- Exterior Lighting per plan
- Pre-Wired Alarm System
- Pre-Construction meeting with Building Supervisor
- Pre-Drywall meeting with Building Supervisor
- Pre-Closing meeting with Building Supervisor
- Builders 1-2-10 Warranty
- Acceptance walk at 100% Completion

Upgrades

- Elevator - \$45,000
- Outdoor Kitchen - \$25,000
- Outdoor Fireplace - \$7,800
- Wood in all Bedrooms - \$16,500
- Boatlift