

Bridges on Lake Houston 75' – 80'

EMERALD Traditions

Feature Sheet

Interior Features

- Rounded sheetrock at 90 degree corners
- Raised panel Kent Moore maple cabinets in master bath with high vanities
- Granite vanity top with bullnose edge in master bath & 1st floor full bath
- Double sinks in master & 1st floor full bath (per plan)
- Jetted garden tub with separate shower in master bath
- Frameless shower surround in master bath
- Tiled floor at master shower with decorative "listello" accent in Master tub & shower surround
- Medicine cabinet (if applicable)
- Elongated commodes in all baths
- Porcelain pedestal sink in powder room
- Smoke detectors
- Wood shelving in all closets, pantry and utility room
- Media room (if applicable) with columns, scone lighting and 5.1 surround prewire
- Telephone wiring – family room, master bedroom, BR2, BR3, kitchen, study, (game room and media room, if applicable)
- Cable wiring – family room, master bedroom, BR2, BR3, study, (game room and media room, if applicable)
- Ceiling fan in family room, master bedroom, all secondary bedrooms, (study, game room if applicable)
- Moen lifetime warranty plumbing fixtures
- Wood burning fireplace
- Cast Stone mantle
- Matching kitchen and vanity cabinets
- Sherwin Williams paint
- 8' Doors at 1st floor
- Oil rubbed bronze interior door hardware
- Oil rubbed bronze light & bathroom plumbing fixtures
- Wrought iron stair parts with stain grade caps & risers
- Crown moulding in entry, dining & study (if applicable)
- Upgraded Trim Package (see Sales Counselor for details)
- Upgraded Ceramic tile flooring - kitchen, utility, and all baths
- Wood flooring – entry, ext entry, dining, study, family & halls to beds
- Security system
- Gas line to utility

Kitchen Features

- Built-in Stainless steel Frigidaire Appliances (Includes: 36" cook top with decorative vent hood, dishwasher, built-in double oven & built-in microwave)
- 42" Kent Moore raised panel maple cabinets with crown moulding
- Granite countertops with bullnose edge
- Ceramic tile backsplash on diagonal
- Stainless steel kitchen faucet, undermount sink with garbage disposal and vegetable sprayer
- Under cabinet lighting & plugs
- Recessed lighting
- DuPure Single Stage System
- Ice maker connection for refrigerator

Exterior Features

- 4 sides brick – 1st floor
- Brick front entry walls (per plan)
- Brick front porch pavers
- Covered back patio
- 3rd car garage (tandem or front facing per plan)
- Landscape Package (incl. full sod front/back)
- Cast Stone Address Plaque
- Classic 6 Panel Mahogany 8' Front Door with oil rubbed bronze hardware
- Double bore painted fiberglass full lite back door
- Divided lite windows on front elevation (per plan)
- Coach lights on front elevation (per plan)
- Garage door opener
- Garage door with decorative hardware
- Two-tone accent paint (per plan)
- Front gutters
- 30 year shingles
- Sprinkler system

Construction & Energy Features

- HERS (Home Energy Rating System) Index
- Radiant Barrier
- Third party quality inspections throughout construction process
- High-efficiency 16 SEER Carrier air conditioning system with programmable thermostat
- Rinnai Tankless Water Heater
- 10 Year homebuyers warranty
- R-13 fiberglass insulation in exterior walls
- R-19 / R-30 fiberglass insulation in ceiling areas
- Fully sheet rocked and painted garage
- Post tension slab
- Bora-Care application to protect building materials against wood destroying insects and fungi
- Vinyl windows

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