

# 40837 Wesson Lane

Come view this beautiful custom home that built new by the builder (Harrisburg Homes) costs \$593,990 **BASE** Options, *no upgrades, no gutters, no extended patio, no outdoor kitchen, ect.*

With that being said we believe whoever falls in love with this home will be getting a **great deal** with **instant equity**. Some of the key specifics on the home include but are not limited to the following:



- Outdoor Kitchen complete with a grill, mini-fridge, storage, and granite countertops
- Sprinkler System & French Drains
- 8' Mahogany Double Front Doors
- Upgraded Front Porch Columns and Shutters
- Oversized/Extended Covered Back Patio with Roller Shades
- Gas Bib on the back covered patio with extra outlets throughout
- Extra Lighting and Hose Bibs
- Custom Fixtures Throughout
- Smart GE Stove, Upgraded 5 Burner Cooktop, High quality Zephyr Range Hood
- **GRADE ONE**-Iced White Quartz Countertops
- Crown Molding
- Mechanical Add-Ons throughout
- Brick Fireplace with Cedar Mantle
- Fresh Landscaping  
The sellers have recently had landscaping done in the back yard which was over a \$4-5K cost and will produce beautiful trees expected to grow very nicely in height.
- Energy Efficient Windows  
The windows can appear at times to have a green tint which is actually an energy-efficient upgrade that better blocks this Texas heat from entering the home through the glass, saving you greatly on electric costs!
- Survey  
The sellers have a current survey that may save buyers from that additional cost and the home is only about 2 years young.
- Great Drainage  
The sellers and neighbors on Wesson Lane have no remarks or concerns of flooding whatsoever.





Elevation A



Plan Lantana Sqft 2,723

All square footage is approximate. Builder reserves the right to change specifications and designs without notice. Prices, plans, and availability are subject to change without notice.

40837 Wesson Lane is Harrisburg Home's beautiful and open-concept Lantana Floorplan, Elevation A



**MOSTYN MANOR RESERVE**

Plan	Square Footage	Price
<b>One-Story Plans</b>		
Lantana	2,723	\$593,990
Comal	2,984	\$617,990
Winecup	3,024	\$628,990
Sonora	3,383	\$694,990
<b>Two-Story Plans</b>		
Sabine	2,898	\$641,990
Ironwood II	2,915	\$636,990
Madrono	3,475	\$705,990
Cibolo	3,563	\$703,990
Brazos II	3,922	\$748,990
Mimosa	4,171	\$775,990

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Plans Subject to Architectural Approval. Premium lots and elevations priced separately  
All square footage approximate. In continuing program to improve each home we build, Builder reserves the right to change price, specifications and designs without notice. Front windows may vary per elevation. For each client, Realtors must complete a Builder Realtor Co-Op Policy.

Effective Date: 8/3/2022

40837 Wesson Lane is offered at \$549,990 and priced to *SELL!*

You won't find a better deal in this area than this gorgeous custom home, that is only 2 years young!

Priced more than \$40K under what the Lantana BASE floorplan could be built for,

with *no upgrades* by the builder. Motivated sellers, bring us an offer!



## DESIGN FEATURES Mostyn Manor Reserve

### Exterior Construction Features

- ❖ 4 Sides Brick – 1<sup>st</sup> Floor (per plan)
- ❖ Brick Front Porch
- ❖ Cast Stone Engraved Address Block
- ❖ Covered Patio (per plan) with Ceiling Fan
- ❖ 8' Mahogany Front Door with Kwikset® Satin Nickel Dakota Handle Set
- ❖ 8' Half Lite Exterior Back Door with Kwikset® Satin Nickel Deadbolt Locks
- ❖ 30 Year Dimensional Shingles
- ❖ LP® SmartSide® or Cementitious Siding & Trim
- ❖ Steel Garage Doors w/ Chain Drive Opener
- ❖ Exterior Illumination at Front & Back (per plan)
- ❖ 3 Exterior Hose Bibs with Anti-Siphoning Devices
- ❖ Fully Sodded Front Lawn with Landscape Design Package, Sprinkler System & 2 Live Oak Trees

### Interior Design Features

- ❖ 8' Raised Panel Interior Doors with Kwikset® Satin Nickel Hardware
- ❖ Iron Spindles Up to 2<sup>nd</sup> Floor & Open Half Walls on 2<sup>nd</sup> Floor
- ❖ 36" Wood Burning Fireplace with Wood Mantel & Tile Surround
- ❖ Low VOC PPG® Paint
- ❖ Choice of Two-Tone Wall & Interior Trim Paint With Monterey Drag Texture
- ❖ Rounded Sheetrock Corners (per plan)
- ❖ Sheetrock Finished Garage
- ❖ Choice of Plush Carpet with 1/2" Quality Pad
- ❖ Ceramic Tile Flooring in Entry
- ❖ Ceiling Fan with Light Kit in Brushed Nickel Finish in Family Room, Master Suite, Game room and Study
- ❖ Block & Wire for Ceiling Fan at All Bedrooms
- ❖ Decora Light Switches Throughout Home
- ❖ Designer Brushed Nickel Finish Lighting Package and LED Recess Cans
- ❖ Pre-Wired Low Voltage Drops in Four Locations
- ❖ Integral Smoke Detectors Throughout Home Including All Bedrooms
- ❖ Electric & Gas Dryer Connection in Utility

### Gourmet Kitchen Features

- ❖ 42" Upper Cabinets with Crown Molding
- ❖ GE® 36" Cooktop Stainless Steel Appliance Package
- ❖ Moen® Camerist Satin Nickel Finish Faucet
- ❖ Granite Countertops
- ❖ Durable Stainless Steel Sink
- ❖ Heavy Duty Garbage Disposal
- ❖ Icemaker Connection
- ❖ Ceramic Tile in Kitchen, Breakfast Area, & Utility
- ❖ Walk-in Pantries (per plan)
- ❖ 6 LED Recess Can Lights (per plan)

### Notable Owner's Suite Features

- ❖ Granite Vanity with Round Under mount Dual Sinks
- ❖ Large Soaking Tub with Choice of Obscure or Clear Glass Window (per plan)
- ❖ Framed Glass Separate Shower with Tile Surround and Mudset Tile Floor
- ❖ Moen® Brantford Brushed Nickel Finish Faucets
- ❖ Elongated Commode in Master & Powder Baths
- ❖ Ceramic Tile in Master Bath Areas

### Secondary Baths Features

- ❖ Marble Countertops with Integrated Vanity Bowl in Secondary Bathrooms
- ❖ Porcelain Coated Steel Tub with Dramatic Ceramic Tile Surround
- ❖ Pedestal Sink with Designer Mirror in Half Bath (per plan)
- ❖ Moen® Brantford Brushed Nickel Finish Faucets
- ❖ Ceramic Tile Flooring

### Energy Efficiency Standards

- ❖ Efficient Carrier® 15.2 SEER HVAC System
- ❖ Low-E, Vinyl Insulated Windows with Choice of 3 Designer Colors
- ❖ Digital Programmable Thermostat
- ❖ Energy Efficient Blown Insulation in Attic Areas
- ❖ Energy Efficient Batt Insulation in Exterior Walls
- ❖ Radiant Barrier Roof Decking
- ❖ Poly-Foam Sealant Around Air Infiltration Points
- ❖ Ridge Ventilated Attic with Continuous Perforated Soffit Vents
- ❖ High Efficiency Gas Tankless Water Heater & Furnace

### Outstanding Construction Standards

- ❖ Pest and Termite Pretreatment Prior to Wood Frame
- ❖ Multi-Point Third-Party Inspections
- ❖ Engineered & Inspected Post Tension Designed Foundation
- ❖ Glued, Nailed & Screwed-Down Tongue & Groove Sub-Flooring (per plan)
- ❖ Pex Plumbing Lines
- ❖ Insulated Plumbing on Exterior Walls
- ❖ Customer Focused Pre-Construction Walk, Pre-Cover Walk, & New Home Orientation

### Quality Customer Care and Warranty Program

- ❖ 10-Year Limited Structural Warranty
- ❖ 1-Year Workmanship/Material Defects Warranty
- ❖ 2-Year Limited Plumbing, Electrical, & HVAC Warranty
- ❖ Manufacturer's Limited Warranties

40837 Wesson Lane features *many* upgrades.

Listed above are some design features directly from the builder  
Harrisburg Homes.

