

HOME FEATURES

900 Lonestar Road

Huntsville, Texas

FOUNDATION

Foundation designed by a professional engineer.
Foundation is a rebar slab, 3000 PSI concrete

FRAMING

Framing spacing is 16"
Exterior sheathing is the Zip System

WINDOWS

Double-Pane Low E Vinyl Windows

DOORS

All interior doors are solid core shaker style doors
Front Door at main entry is solid mahogany, 6 lite door with textured glass inserts
Double French Doors in living room
Single French Door in master bedroom
Other exterior door is painted half-lite composite fiberglass door

FIREPLACE

Gas fireplace with a gas log lighter
Brick and shiplap fireplace surround with a chunky white oak mantel, flanked with custom built-in cabinets and white oak floating shelves

EXTERIOR FEATURES

Stained exterior cedar beams, columns and accents
Stained exterior cedar shutters
Brick: Meridian Silverado King
500 gallon propane tank
Aerobic septic system engineered and installed
Roof has Tec Shield decking, composite GAF charcoal shingles with matte black metal accents
 $\frac{3}{4}$ " water meter
Gutters / Downspouts

Lawn will be solid sod
Lawn sprinkler system
Mulch beds in front yard
Wooden stairs with wood rails at rear of home
2 car over-sized attached garage

PAINT

Interior and Exterior: Sherwin Williams

INTERIOR FEATURES

4 bedroom, 4 $\frac{1}{2}$ bath home
Upstairs bonus room with attached full-sized bathroom
Over-sized baseboards throughout
Crown Moulding in the main living areas
Additional decorative door and window trim in main living areas and hallways
Closets have shelves and rods
Master closet has shelving and a centrally located cabinet with drawers
Custom shaker style cabinets in the kitchen, master bath and living room
Leathered granite countertops in kitchen
Granite countertops in all bathrooms and laundry room
Brick accent walls in living room
Shiplap accent walls
Mud Bench with storage and shiplap accent wall
Utility sink - 23" stainless, utility cabinets are flanked with white oak floating shelves
Undermount square porcelain sinks in all bathrooms
Master bath features a freestanding soaker tub, large walk-in shower with ceramic tile, sitting bench, accessory niche and glass front
Secondary bathrooms have ceramic tile surround with accessory niches and shaker style cabinets
Brushed nickel faucets throughout
Kitchen is equipped with a Farmhouse Fireclay sink and Kitchenaid appliances: dishwasher, oven, 5 burner gas stove, microwave
Large kitchen island, coffee bar, appliance garage, trash / recycle drawer, spice drawer, pantry

FLOORING

Luxury Vinyl Plank in all main living areas, hallways, all bathrooms, laundry room, master bedroom
Modern Art - Tarnished Carpet in all secondary bedrooms, secondary closets, up the stairs and in the upstairs bonus room