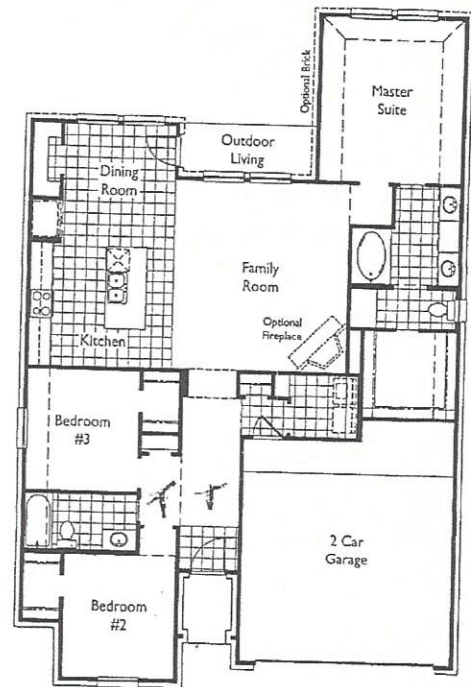


# 234 Golden Grain Floor PLAN

Camden



Lower Level

This is a representation of a prototype plan. Prices, plans, specifications, square footage and availability subject to change without notice or prior obligation.  
Square footage is approximate and may vary upon elevations and/or options selected. Please see your Sales Counselor for more information.

05/23/12

ALL BRICK  
Highland Home

March 20, 2012

## FEATURES

### Summer Lakes

#### 50' Lots

Each Highland home is an original design created to provide livability and function while enriching your life with an element of architectural drama usually only found in custom homes. Rooms flow in comfortable usable patterns, while soaring ceilings, art niches, angled walls and wide expanses of glass create stunning impact.



ENVIRONMENTS FOR *living*



7518 Lakeshore Point Lane  
Richmond, Texas 77469  
281.236.9689 Fax 281.239.3520  
[www.highlandhomes.com](http://www.highlandhomes.com)

#### EXTERIOR DETAILING

- Classic exterior design with prestigious details and dramatic windows
- Low maintenance American-made clay fired brick in your choice of color and manufacturer
- Cast stone address plaque
- Fully sodded front yards with landscape package
- Covered patio with lighting
- Front gutters
- Attractive 6' cedar privacy fence with one gate
- Appealing entrance with 8', 6-panel door
- Handsomely bricked front porch
- Tan divided light windows on front; 1/1 on back and sides of home with 10-year manufacturer's warranty
- Double car garage with galvanized steel overhead garage door brightly lighted with 2 fluorescent lights
- Elegant exterior light fixtures (see plan for locations)
- James Hardie fiber cement siding, soffits, fascia and trim (all James Hardie building products have a transferrable limited manufacturer's warranty)
- Owens Corning® fiberglass algae resistant roof shingles with a 20-year limited manufacturer's warranty
- Front and rear frost proof water faucets
- Waterproof electrical plugs front and back

#### DRAMATIC INTERIOR

- Designer vinyl tile flooring in entry, kitchen and all baths
- Dramatic volume architectural vaults or high plate ceilings
- Fine textured wall and ceiling finishes
- Satin Nickel door hardware throughout home
- Rounded sheetrock corners (excluding windows)

- Quality brand name nylon carpeting with 5 lb., 3/8" pad
- Custom quality baseboards
- Raised 6-panel colonial style doors
- Extensive recessed can lighting
- 5 Blade ceiling fan with decorative light in family room - blocking and switches provided in all bedrooms
- Pre-wired with structured cabling for 2 phones (CAT5) and 2 TVs (RG6); pre-wired for additional phone and TV with game and media rooms (media room pre-wired for 5.1 surround sound)
- Pre-wired for future satellite TV
- Utility room includes conveniently placed shelf and clothes rod
- Decorative chrome lighting fixture package
- Decora light switches

#### GOURMET KITCHEN

- Gourmet kitchen with abundant cabinets, island workspace and separate pantry
- Generous recessed can lighting
- Designer vinyl kitchen and nook flooring
- Stained cabinets (42" uppers) with crown moulding, hidden hinges and adjustable shelves with your choice or finishes (per plan)
- Formica countertops with 18 gauge stainless steel sink
- Amana stainless steel gas or electric range with self-cleaning oven
- Built-in Amana stainless steel dishwasher with electronic controls, full length door and anti-bacteria cycle (NSF certified)
- Built-in stainless steel spacesaver microwave
- 1/3 Horsepower Insinkerator garbage disposal



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(continued on back)

## MASTER BEDROOM SUITE

- Spacious master suite with dramatic windows and cozy sitting area (per plan)
- Walk-in closet with built-in shelving and space expanding double rods

## LUXURIOUS BATHS

- Spacious master bath including separate water closet
- Cultured marble double bowl vanity tops
- Chrome plumbing fixtures throughout (Posi-temp pressure balanced shower head with patented washerless cartridge and lifetime limited manufacturer's warranty)
- Satin Nickel bath accessories and lighting fixtures in master bath, powder bath and secondary baths.
- Luxurious garden tub with surround in master bath
- Elegant powder room with china pedestal lavatory (per plan)
- Ceramic tile shower surround in hall baths with porcelain on steel tubs

## CONSTRUCTION DETAILS

- Individually engineered foundation for each home and each homesite
- Engineered I-beam truss joist floor system on all two story plans with tongue and groove 3/4" subfloor glued and screwed in place
- Flowguard Gold corrosion resistant plumbing system
- 10-Year structural home limited warranty
- Energy saving rapid recovery natural gas water heater with one 50 gallon capacity or two 50 gallon capacity for homes with 3 or more baths
- Copper wiring
- All slabs pre-treated for termites

## SAFETY AND SECURITY

- Strong 1" throw deadbolts on all exterior doors
- Smoke alarms
- Secure dual cam locking for all windows

## ENERGY EFFICIENCY

- Zoned heat and air conditioning system in all two story homes
- R-13 insulated exterior walls
- R-38 blown ceiling insulation with R-21 in sloped living area ceilings
- Trane® 14 SEER energy-saving HVAC system and gas heat with 5 year manufacturer's labor and material warranty
- Extensive foam polysealant treatment to all exterior wall top and bottom plates, corners, door and window casings and plumbing penetrations and electrical outlets
- Environments for living certified home
- Honeywell® programmable setback thermostats with multiple programming capabilities
- Radiant barrier roof decking

- Dual paned thermal Low E glass high performance vinyl windows with tilt sash
- Insulated patio door with deadbolt
- Window screens included
- Water conserving commodes

## CUSTOM PERSONALIZATIONS

- Each Highland home is available with numerous opportunities for you to make your home truly special and reflect your individual taste and preferences
- Professional interior designers are available to help you with all material and color selections
- A long list of upgrades to fully customize your new home

## STRUCTURED WIRING PACKAGE

- Separate 2 x 2 bundled wire to two locations
- Bundled wire includes:
  - 1 CAT 5 phone wire and jack
  - 1 cable TV RG6 pre-wire and jack
  - 1 additional video (phone wire, pre-wire only) that can be used for computer or phone
- All the above pulled back to a centrally located network connection

## AND MUCH MORE ...

- Ask your Sales Counselor about the other fine features of a Highland home