



# Notable Features + Amenities + Floor Plan

4 to 5 Bedrooms | 5 Full | 2-Car Attached Garage

4,284 Sq. Ft. (Per HCAD) | 5,500 Lot Sq. Ft. (Per HCAD) | Spring 2024 Completion (Per Builder)

\*Finishes and Features may change during the construction process. Final details are to be confirmed with the Builder when an offer is made.

## Interior Features

- Designed by Award winning Architect Kelly Cusimano
- The Newly Constructed Home is in the prestigious Boulevard Oaks Subdivision
- Pre-Wired TV & Audio with Voice Controlled Alexa Home Automation System, Smart Dimmable Lighting in the main areas,
- Thermador Fridge Column, Thermador Freezer Column, Thermador 48" Range, Thermador Panel Ready Wine Fridge, Ice Maker
- Extra Connection for washer and dryer in the Master Closet
- Gas Generator Connection
- Custom Cabinetry & Millwork
- Custom Wood-Clad Pella Windows & Doors
- Multi-zone AC Smart Thermostats
- Oversized AC System with 10 Tons
- Linear AC vents in the main areas
- Wet Bar
- Direct Vent Fireplace
- 8' Interior doors
- Elevator Shaft with electric pre-wiring

## Exterior Features

- Slurried Brick
- Exterior Gas Lantern
- Exposed Rafters
- Composition & Metal Roofing
- Aluminum Gutters and Downspouts
- Custom Front Door
- Outdoor Kitchen with Coyote Grill
- 2 Car Garage
- Big Yard with room for a Pool

## Flooring

- European White Oak Wood flooring 7.5" wide



- Stairs treads are Solid Natural White Oak
- Marble Tile in the Master Bathroom and Guest Bathroom
- Porcelain & Tile in the secondary bathrooms
- Exterior Porcelain Flooring in Entry & Lanai
- Epoxy Flooring in the Garage

## Countertops

- Natural Stone (Marble, Granite, Or Quartzite)

## Cabinetry

- Custom Cabinetry & Millwork
- Soft Closing cabinets doors and drawers
- Custom Built Closets in all Bedrooms

## Lighting/ Electrical

- LED Recessed Lighting Throughout
- Under Cabinet Lighting



Entry Chandelier



Entry Hallway



Stair Sconces



Bar



Powder Bath



Kitchen Pendants



Dining Chandelier



Breakfast Area



Stair Chandelier



Exterior Gas Fixture



Primary Bath



Primary Bath



Primary Closet



Secondary Bathrooms



Secondary Bedrooms



Exterior Patio



Game Room & Master Bedroom

## Appliances

- Thermador Appliances (Stainless Steel Professional Series)
- Separate Column Freedom Collection Freezer and Fridge
- Thermador Freezer- Frost Free with Internal Ice Maker
- Thermador Column Built-in Fridge
- Thermador Built-in Wine Cooler
- Coyote Grill
- 48" Gas Stove with Two Ovens
- 48" Vent Hood
- 1.2 Cu.Ft Built-in Microwave Drawer
- 24" Top Control Built-In Dishwasher



Thermador 30" Paneled Column Freezer



Thermador 92 Bottle Paneled Wine Fridge



Thermador 30" Paneled Column Fridge



Thermador 48" Double Gas Range



Thermador 46" Range Hood



Kitchenaid Ice Maker



Thermador Dishwasher



Thermador Built in Microwave Drawer

## Builder's Warranty

- Builder provides 1-2-6 Ace's Builder's Warranty
- 1st Year Items: General Workmanship
- 2nd Year Items: Plumbing, Electrical & HVAC
- 6th Year Items: Major Structural & Foundation





### Site Plan



MAIN LEVEL



UPPER LEVEL