# Notable Features + Amenities + Floor Plan

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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**

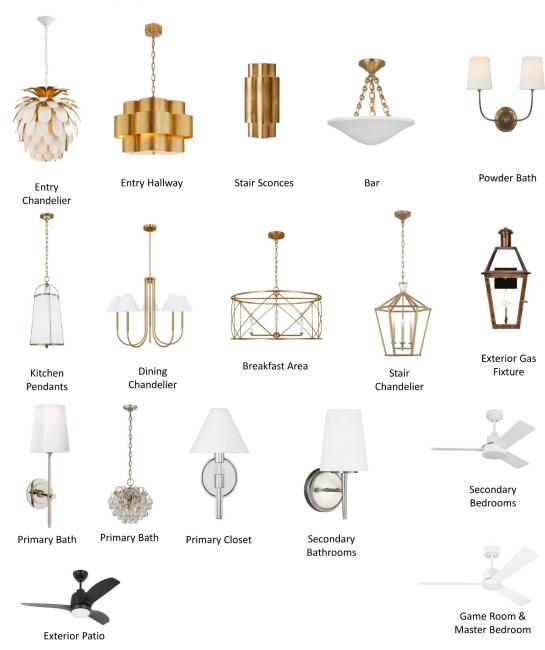
Natural Stone (Marble, Granite, Or Quartzite)

### 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



## **Appliances**

- Thermador Appliances (Stainless Steel Professional Series)
- Separate Column Freedom Collection Freezerand 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



# **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

Thermador

Dishwasher

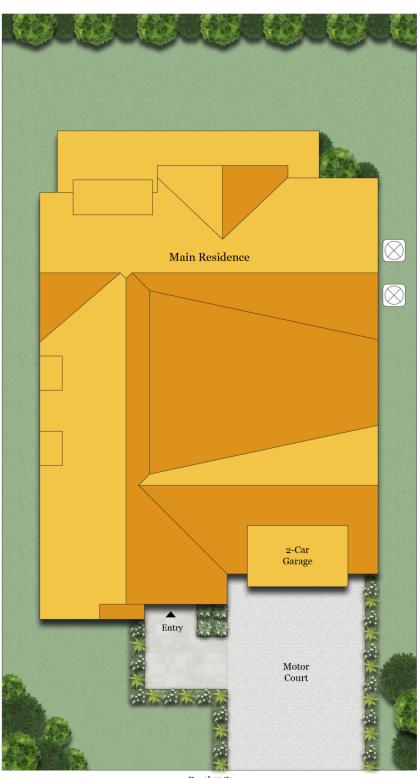
Thermador Built in

Microwave Drawer

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**UPPER LEVEL**