



# The Woodlands Hills

## CLASSIC SERIES FEATURES

### EXTERIOR

- Elegant coach lamps on front elevation
- Brick entry porches
- Choice of American-Made brick on all four sides of first floor
- Privacy fenced rear yard
- Owens Corning OAKRIDGE® Shingles
- Garage door opener
- Choice of white or tan vinyl framed windows with divided lites on front of home and an obscure one lite at the Master Bathtub
- Outside weatherproof electrical outlets
- Three exterior water faucets
- 8' tall stained mahogany wood front door
- Landscaped front yard including shrubs, full sod front and back, and trees per community
- Full landscape sprinkler system with rain sensor
- Choice of premium Sherwin Williams paint

### INTERIOR

- Elegant tile floors in Foyer, Kitchen and Breakfast Room, Powder Room, Utility Room and "wet" areas of all Bathrooms
- Raised panel interior doors with chrome hardware
- Separate Sherwin Williams paint color for walls and trim
- Designer lighting package available in several decorative finishes
- Elegant "Decora" rocker type electrical switches
- Traditional open stairways combining stained and painted woodwork on all two story plans
- Carpet with stain resistant protection over ½" pad
- Ceiling fan with light in Family Room
- High quality Moen faucets in all bathrooms
- Elongated commodes in all bathrooms
- Rounded sheetrock corners (except windows)

### KITCHEN

- Well organized work and storage space with large island in most plans
- Full 1-lite insulated glass panel door at back for additional light
- Benedettini kitchen cabinets with choice of finishes featuring 42" wall cabinets
- Elegant and durable Granite countertops with decorative ceramic tile backsplash
- Eight inch deep stainless steel undermount sink with a chrome Moen pullout spout faucet and garbage disposal
- GE 30" gas range, Energy Star dishwasher, microwave with vent to outside

### MASTER BEDROOM AND BATH

- Large garden tub and separate shower with ceramic tile surrounds
- Granite countertops with round undermount sinks
- Large walk-in closets
- Elongated commode
- Designer vanity lighting

### ENERGY EFFICIENT FEATURES

- Environments for Living Home
- Vinyl framed windows with double pane insulated low emissivity glass
- Energy efficient Trane A/C units with zoned systems on all 2 story homes
- Environmentally friendly R410 refrigerant
- Three phase pressure seal to provide a cleaner, quieter home with less air leakage
- R-13 batt insulation in exterior walls
- R-22 batt insulation in sloped ceilings
- R-38 blown insulation in flat ceilings
- Ridge and soffit ventilation
- Cost efficient gas heat, water heater and kitchen cook-top
- Two 40-gallon Bradford White high efficiency water heaters in all plans with 3 or more full-sized bathrooms
- Radiant Barrier roof decking

### INDOOR AIR QUALITY AND COMFORT

- Aprilaire whole-home dehumidifier for improved indoor air quality and comfort
- Fresh Air Ventilation vented through your dehumidifier
- Individual return air chases run to each room to produce a better balanced A/C system
- Media filters installed on each HVAC system for cleaner air including an Aprilaire 10 year clean coil guarantee
- A/C Sensor in Master Bedroom
- ecobee Smart Thermostat Pro with voice control and Alexa built-in capability
- Smart Sensor included in ecobee thermostat to adjust your thermostat based on occupancy and temperature



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### WHOLE HOME AUTOMATION AND TECHNOLOGY

- Qolsys IQ Panel 4+ smart home and security hub with bluetooth technology (location per plan)
- Alarm.com video doorbell
- Kwikset Z-Wave enabled front door lock
- Z-Wave enabled light switch (location per plan)
- Liftmaster Wi-Fi enabled garage door opener
- Advanced home technology wiring package including cat 6 and RG6 quad shield wire
- 5.1 surround sound prewire (location per plan)
- Wi-Fi Ready
- White-glove service after closing for professional orientation of the Duncan Security mobile app, Qolsys IQ Panel 4+, integration of Liftmaster garage door, Z-Wave light switch, Kwikset Z-Wave front door lock and Alarm.com video doorbell

### SAFETY FEATURES

- Security system installed and ready for optional monitoring
- Smoke detectors in all bedrooms
- Carbon monoxide detectors
- Outside weatherproof electrical outlets
- Motion sensors for garage door opener

### OTHER FEATURES

- 10 year HOME of Texas Limited Warranty Plan
- On-site custom framing
- Engineered post-tension slabs
- Meeting with Builder before construction and walk through inspection before closing to assure satisfaction
- Borate termite pre-treatment by Home Team Pest Defense
- Taexx Built –in pest control system for downstairs exterior and plumbing walls
- Two Meetings (total of 6 hours) with our Design Center Team for homes to be built
- Professional technology consultation before construction on homes to be built from the ground up