



## 13 Cmdr Runco Specifications

### CONSTRUCTION MATERIALS

- ◆ Engineered concrete & pier foundation
- ◆ Structural steel podium base for home
- ◆ Wind engineered steel frame construction
- ◆ Elevator shaft
- ◆ Extended deck off of living room overlooking Taylor Lake
- ◆ Large deck off of primary bedroom overlooking Taylor Lake & Clear Lake
- ◆ Ample space for boat behind home
- ◆ Radiant barrier roof decking
- ◆ New sewer/water lines & meters
- ◆ 10' first floor ceilings
- ◆ 2 story ceiling height in living area
- ◆ Ridge vented attic space
- ◆ PBU metal roof with Galvalume finish
- ◆ Tyvek house wrap
- ◆ Black vinyl windows with insulated glass, screens where applicable
- ◆ Open cell foam in wall cavities and subfloor
- ◆ R38 blown insulation in attic
- ◆ James Hardie siding and exterior trim, including soffitted crawlspace
- ◆ PEX plumbing system
- ◆ LED recessed lighting throughout interior, per plan exterior, and under home
- ◆ Ceiling fans in all bedrooms and living areas
- ◆ Prewired for cameras, 5.1 sound in family room, primary bedroom, back porch and under home
- ◆ High efficiency HVAC system, electric air and gas furnace
- ◆ 40 gallon high-efficiency tanked water heater
- ◆ Artificial grass in yard where applicable
- ◆ Flower planter boxes in lieu of raised flower beds in front

- ◆ 4-5' boundary fence between side yard boundaries
- ◆ TMAXX roll up garage door – 12x14 with electric opener
- ◆ Flush metal pedestrian doors
- ◆ Full breakaway wall screens to enclose below home
- ◆ Custom steel cable balcony railing at interior and exterior balustrades
- ◆ Aluminum gutters on front and back of home, drained to ground level
- ◆ Composite deck covering, all porch areas and exterior stairs

### **FINISHING FEATURES**

- ◆ Transitional plumbing fixtures in brushed nickel finish
- ◆ High arc kitchen faucet with sprayer in nickel/stainless finish
- ◆ Oversized walk-in shower with overhead rain shower in primary bath complete with semi-frameless glass enclosure
- ◆ LVT flooring throughout
- ◆ Tile/porcelain surfaces in showers and kitchen backsplashes
- ◆ Shaker style cabinetry throughout with full extension drawers and soft close operation.
- ◆ Oversized Chef's island with quartz countertops throughout
- ◆ Rectangular undermount white sinks in baths.
- ◆ Single stem bath vanity fixtures in brushed nickel
- ◆ Stainless appliances
- ◆ 2 panel square, hollow core interior doors
- ◆ 4 panel oversized back deck stacking sliders 12' wide
- ◆ ACES Limited 10-year Limited Warranty included

***\*ACTUAL HOME MAY VARY. FEATURES, OPTIONS, FLOOR PLANS, ELEVATIONS, COLORS, SIZES & PHOTOS ARE NOT EXACT AND SOME MATERIALS ARE SUBJECT TO CHANGE DUE TO SUPPLY CHAIN ISSUES\****



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