

WESTWOOD SHORES TREND VIEW HOMES Standard Features

Energy Efficiency

- ◆ 14 SEER HVAC system with electric heating
- ◆ Attic insulation of R-38 in all flat ceilings and R-22 in all sloped ceilings
- ◆ R-13 fiberglass batts in exterior walls
- ◆ Foil-backed ductwork rated at R-6 throughout
- ◆ Energy-efficient electric water heating
- ◆ Weatherization measures around slab, PolySeal sealant around pipes, wiring holes, windows, and exterior doors to reduce air infiltration into the home
- ◆ Vinyl almond colored frame, double paned, insulated windows with Low-E glass to reduce ultraviolet radiation
- ◆ Ridge vent with continuous soffit vents (per plan)
- ◆ **Honeywell** digital programmable thermostat
- ◆ 40 gallon water heater (up to 2.5 baths)
- ◆ 2 – 40 gallon water heaters (3 or more baths)
- ◆ Radiant barrier roof decking (Tech Shield)

Striking Exterior

- ◆ Fiberglass front door
- ◆ 30 year architectural shingles
- ◆ Landscaping package, covers sod 4' around the house
- ◆ **Kwikset** deadbolt on all exterior doors
- ◆ Two exterior faucets for easy watering (per plan)
- ◆ Attached garages are drywall finished
- ◆ Light by rear entry door
- ◆ Private concrete patio (per plan)

Dramatic Interior

- ◆ 6/8 doors
- ◆ Elegant ceramic tile entry
- ◆ Level 1 tile fireplace surround (per plan)
- ◆ Level 1 ceramic tile flooring in powder and secondary baths
- ◆ Direct vent fireplace with gas logs per plan
- ◆ Sherwin Williams paint
- ◆ Textured Wall and Ceiling
- ◆ Beautiful fixed glass windows in dining room, breakfast room and family room (per plan)
- ◆ Ceiling lights in all secondary bedrooms and blocked and wired for ceiling fans
- ◆ Ceiling fan and light kit in family room and game room (per plan)
- ◆ Granite (Level 1) vanity tops with sinks in bathrooms
- ◆ Distinctive pedestal sink and decorative mirror in powder room (per plan)
- ◆ Delta plumbing fixtures in all baths
- ◆ Level 1 Ceramic tile tub surround in secondary baths
- ◆ Elongated water saver commode in powder room
- ◆ Soil resistant carpet over 1/2" pad
- ◆ Satin nickel door hardware
- ◆ Rounded sheetrock corners in entry, family room, formal living, formal dining, kitchen and breakfast
- ◆ Smoke and carbon monoxide detectors with battery backup
- ◆ Attic access with folding stairs (per plan)
- ◆ Nickel light fixtures
- ◆ 5" baseboards

Elegant Master Suite

- ◆ Level 1 ceramic tile flooring master bath
- ◆ Ceiling fan with light kit in master bedroom
- ◆ Relaxing garden tub with ceramic tile backsplash at master tub (per plan)
- ◆ Ceramic tile shower surround in master bath
- ◆ Granite (level 1) countertops in master bath
- ◆ Two individual sinks
- ◆ Beautifully designed cabinets (level 1)
- ◆ Elongated water saver commode in master bath
- ◆ Obscure glass window in master bath (per plan)
- ◆ Large Walk-In Closet (per plan)

Designer Kitchens

- ◆ Granite (level 1) kitchen countertops
- ◆ Level 1 ceramic tile kitchen backsplash
- ◆ Level 1 ceramic tile floors in the kitchen breakfast and utility room
- ◆ Whirlpool stainless steel appliance package including range, microwave and dishwasher (per plan)
- ◆ Beautifully designed kitchen cabinets (level 1) with spacious 30" wall cabinets
- ◆ Double compartment stainless steel undermount sink features single lever faucet, vegetable sprayer and garbage disposal

Other Features

- ◆ Copper Wiring
- ◆ Engineered Post Tension Foundation
- ◆ Pex Branch and T Plumbing System
- ◆ Pipes wrapped with insulation
- ◆ Pre-wired for cable TV in the family room and master bedroom (per plan)

Building Process/Warranty

- ◆ 1/2/5 Year warranty for Construction Home
- ◆ 10-year structural warranty
- ◆ Quality inspections performed by a third party or experienced construction staff at various stages of the construction process

WESTWOOD SHORES AMENITIES

Included in the maintenance fees

Golf course:

**No extra pickleball charge except for residents using their own golf carts.
See the attached pricing sheet for residents and visitors.**

Tennis and pickleball courts.

Swimming pool in the neighborhood plus two other pools available in the Marina Village.

Restaurant and Bar (19th Hole) great pricing for food and drinks.

Country Club includes:

Exercise gym

Club room (parties, games, meetings, plays, etc)

Bathrooms

Pro Shop

Garbage pickup: twice a week plus occasional large garbage pickup or dump.

Marina: 2 boat launches into Lake Livingston

Gas available,

Laundry area

There is a gated boat, RV and trailer storage area for an extra fee of \$200 every 6 months. In some cases, depending on your lots size, you can store a boat, RV on your lots without extra charge as long as it is parked behind the front of the house.

The POA office is situated in the Marina Office before you cross the small bridge into the Marina Village and RV Park.

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26 2pm - Mexican Train @	27	28 9am - POA Board Meeting 9:30am - Ladies Bridge 1pm - Omaha	29 8am - Vegetative Debris 9am - Yoga @ Clubhouse 12:30pm - Ladies 1pm - Omaha	30	31 10am - Shanghai 6pm - Poker with Billy	1 Guys & Dolls Golf 8am - Vegetative Debris
2 2pm - Mexican Train @	3	4 9:30am - Ladies Bridge 1pm - Omaha	5 8am - ACC Application 8am - Vegetative Debris 9am - Yoga @ Clubhouse 12:30pm - Ladies 1pm - Omaha	6 4pm - Ladies Night Out @	7 10am - Shanghai 5pm - Game Night (Nita) 6pm - Bridge with Laura	8 8am - Vegetative Debris
9 2pm - Mexican Train @	10 9am - ACC Meeting @	11 9:30am - Ladies Bridge 1pm - Omaha	12 8am - Vegetative Debris 9am - Yoga @ Clubhouse 12:30pm - Ladies 1pm - Omaha 2:30pm - Busy	13 2:30pm - Euchre with 6pm - Busy	14 10am - Shanghai 6pm - Poker with Billy	15 8am - Vegetative Debris
16 2pm - Mexican Train @	17 9:30am - MUD Board	18 9:30am - Ladies Bridge 1pm - Omaha	19 8am - Vegetative Debris 9am - Yoga @ Clubhouse 12:30pm - Ladies 1pm - Omaha 6pm - Texas Holdem @	20	21 10am - Shanghai	22 8am - Vegetative Debris 12pm - Civics Ice Cream
23 2pm - Mexican Train @	24 9am - POA Board Meeting	25 golf tournament 9:30am - Ladies Bridge 1pm - Omaha	26 8am - Vegetative Debris 9am - Yoga @ Clubhouse 12:30pm - Ladies 1pm - Omaha 6pm - Texas Holdem @	27	28 10am - Shanghai 6pm - Poker with Billy	29 4th Of July Celebration @ 8am - Vegetative Debris
30 2pm - Mexican Train @	1	2 9:30am - Ladies Bridge 1pm - Omaha	3 8am - ACC Application 8am - Vegetative Debris 9am - Yoga @ Clubhouse 12:30pm - Ladies 1pm - Omaha	4 4pm - Ladies Night Out @	5 10am - Shanghai 6pm - Bridge with Laura	6 Rain Date for 4th of July 8am - Vegetative Debris

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**WESTWOOD SHORES GOLF COURSE
LOT OWNERS GOLF COURSE RATE + TAX**

18 Hole Cart Rental	Rate
	15.00
9 Hole Cart Rental	Rate
	10.00
Member Guest Rate	
Rider w/ Trail Plan	Rate
Members or walking	
9-hole Weekday	10.00
9-hole weekend/holiday	15.00
18-hole Weekday	15.00
18-hole weekend/holiday	20.00
Member Guest Rate	Rate
w/cart	
9-hole weekday	18.00
9-hole Weekend/holiday	23.00
18-hole Weekday	28.00
18-hole weekend/holiday	33.00

Sept 1, 2023

Note: MVR Members & MVR Members guest pay the Westwood shores

Members (lot Owners) guest rate.

20% Merchandise discount to all WS Members