

Saratoga
H O M E S



AVERY
2137C



2137 DOWNSTAIRS



Saratoga homes reserves the right, in its sole discretion to change sales prices, add, delete or modify floor plans, elevations, map features, options, specification, incentives and design material without notice or obligation. Square footage may vary and are approximate per each floorplan. All maps, plans, elevation renderings are artist's depiction only, not drawn to scale and may differ from completed improvements. Please see Saratoga Home Sales consultant for more detail and specifications.



2,137 Sq Ft.



3 Bed



2 Bath



2 Car Garage



2137 DOWNSTAIRS (b)



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2 Car Garage

YOUR SARATOGA HOUSE ELEVATED

FIBERGLASS (UPGRADE) FRONT DOOR

- Limited Lifetime Warranty
- Greater Security vs Traditional Wood Doors
- Energy Star Certified
- Virtually No Maintenance, No wood to rot or refinish every couple of years.
- Impervious to Rot and Moisture, won't shrink, swell or warp

DOUBLE PANE INSULATED LOW "E" GLASS

- Save \$\$\$ - Reduced Energy Cost - Reduce energy use by 20- 50%, especially during hot Texas Summer
- Significant Insulation, Window Glare & UV Protection

ROOF PITCHED ARCHITECTURAL SHINGLES

- 30 Year Shingles with Limited Lifetime Warranty
- Tech Shield - Radiant Barrier Roof Decking

"CARRIER" Brand - HVAC WHOLE HOUSE SYSTEM

- Programmable Thermostat
- 16 SEER Unit

UPGRADED FLOORING

- Wide Plank Luxury Vinyl Flooring
- Carpet in Bedrooms for Comfort

TIMELESS STAIRCASE

- UPGRADED OAK NEWEL
- MODERN STAIR HANDRAIL AND BALUSTERS

SHAKER STYLE KITCHEN CABINETS

- Upgraded Self Closing Drawers & Under-Mount Cabinet Slides
- Updated Modern Kitchen Cabinet Colors

SILESTONE QUARTZ COUNTERTOP

- Builder Designer Team Selection

CONTEMPORARY 5 PANEL DOOR

- Matching doors throughout the house

STAINLESS KITCHEN APPLIANCES

- Frigidaire Gas Range, Built In Microwave, Dishwasher & Garbage Disposal

FAUX WOOD BLINDS

- 2" All Major Window

LOW VOLTAGE WIRING

- RG6 & Cat6 in Family Room, Master Bedroom & Gameroom
- Structured Wiring with Three Phone Jacks and Three Cable TV Jacks

MASTER BATH UPGRADE

- Separate Tub & Shower, framed Chrome Glass Shower. Garden Tub w/ wide format ceramic tile

SHERWIN WILLIAM PAINT

- Builder Designer Team Selection

LOCKSET PACKAGE

- Kwikset Smart Key Brushed Nickel Knobs