

Bryan Grove

Rosenberg, Texas 77469

Interior Features

- **Smart Home Automation:** Includes Smart Thermostat, Wireless Security at exterior doors, electronic deadbolt, smart doorbell, smart lighting, Amazon Echo Pop®
- **Cable and telephone wiring:** Bedroom 1, Family Room and Game Room/Media Room if applicable
- **Cultured Marble vanity tops in bathrooms**
- Oversized walk-in shower at Bath 1
- **Porcelain panel surround in all bathrooms**
- Pedestal sink in Powder Room
- **Elongated commodes in all baths**
- Smoke detectors with carbon monoxide sensor in common areas
- Wood shelving in all closets, pantry and utility room for optimal storage use
- **Moen®** lifetime finish warranty plumbing fixtures throughout
- **Kwikset®** brushed nickel interior & exterior door hardware
- **Metal stair parts on 1st floor** (plans specific)

Kitchen Features

- **42" Painted cabinets with crown moulding**
- **Stainless Steel Whirlpool® appliances (microwave, dishwasher & gas range)**
- **Moen®** chrome faucet with pull-down spout
- **Granite countertops with straight edge**
- Stainless steel, single bowl, undermount kitchen sink with garbage disposal
- **DuPure®** drinking water filtration system

Exterior Features

- **Landscape Package** (including front sod)
- Raised panel front door
- Half lite back door
- **Covered Patio**
- Cast Stone address plaque
- **Fully fenced rear yard with gate**
- Front coach lamp
- **3 car garages** (plan specific)

Construction & Energy Features

- **Tankless Gas Water Heater**
- Air conditioning system with programmable thermostat and mechanical air ventilation
- **Energy Star Certified**
- **Radiant barrier roof decking**
- Third party quality inspections throughout construction process
- **1 Year Homebuyer's Warranty**
- **2 Year Mechanical Warranty**
- **10 Year Structural Warranty**
- R-13 fiberglass insulation in exterior walls
- R-19 insulation at sloped ceilings
- R-30 fiberglass insulation in flat ceiling areas
- **Fully sheetrocked and painted garage**
- Engineered post tension foundation
- **Bora-Care®** application to protect building materials against wood destroying insects
- **Double pane, Low-E, vinyl windows**

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