



## Special Features

- Front and back door are both 8 ft. Front door is knotty alder and will be stained. Back door features interior blind that can be open and shut manually
- High density sound insulation in high traffic areas
- Insulation in ceiling: Rh 38, walls Rh 13
- Gas fireplace has floor to ceiling rock
- Oversized and upgraded fan in living area.
- Custom cabinetry including custom spice racks
- Kitchen island has abundant storage
- Granite in kitchen and all bathrooms
- Upgraded hardware and knobs throughout house
- Master tub is jetted
- Secondary tubs are poured marble, extra deep with arm rest
- One of the finest trim packages included in Bryan/College Station area
- Centralized panel included for storage of modem
- Extra manual water shut off located in house
- Automatic garage door includes 2 remotes and keypad on exterior
- Garage door has windows
- Irrigation in front and backyard
- 16 SEER A/C unit
- Energy efficient tank less water heater- digital temperature control panel inside
- Energy efficient Low E glass vinyl windows, with special tilt out feature on each window
- 2 inch faux wood blinds
- Gutters to protect front and rear entries and landscaping.
- Upgraded landscaping package with upgraded tree and drain designed to provide water drainage for front bed
- Flower beds lined with rock from house
- Special plugs in exterior soffits with interior switch, designed for exterior holiday lights
- Exterior porches are stained tongue in groove
- Porches and driveway have pebble finish
- Back porch has recessed lights and fan
- Two sets of flood lights in back yard
- Two gates on either side of house
- 4x4 posts were used on construction of fence rather than landscape timber.