



STANDARD FEATURES

The Premier Collection

ENERGY SAVINGS AND COMFORT

- **Built to Energy Star® Standards**
- **High Efficiency 16 SEER HVAC system**
- Energy efficient light package which meets/exceeds current **Energy Star®** standards
- **R-13** wall insulation (living areas, except windstorm areas)
- **R-38** blown-in attic insulation (living areas)
- **R-22** insulation on sloped ceilings, at top plates per **Energy Star®** specs (living areas)
- Foil-backed **R-8** A/C ductwork
- Poly seal insulation around windows, doors, bottom plate and other openings
- Double-pane **LoE³** insulated vinyl windows that tilt-in for easy clean
- **R-3 Dow/Dupont ½"** insulated sheathing, except windstorm areas
- Programmable thermostat
- High-efficiency tankless gas water heater
- Natural gas cooking

EXTERIOR DETAILS

- Fiber Cement exterior siding with 30-year manufacturers limited warranty
- Fiber Cement exterior trim materials with 15-year manufacturers limited warranty
- Engineered post tension slab
- Concrete driveways and walks
- Full sod in front and back yard, fenced rear yard
- Landscaped front yard to developer requirement
- Two exterior faucets
- Large covered front porches and rear patios on most plans
- Garage doors with garage door opener and 2 remote controls
- Weatherproof exterior electrical outlets near front and rear doors
- 8 ft Classic 3-panel mahogany front door (community specific)
- Windowed rear entry door with integral blind
- Front gutters standard

INTERIOR DETAILS

- 3/8" - 5lb rebond carpet pad with standard carpet
- Carpeting with a five-year wear limited warranty
- 2" faux-wood cordless blinds in all operable windows
- Tile flooring included in the family room, per plan
- Decorator interior paint scheme, Delicate white walls, ceilings, and trim
- Craftsman style smooth Monroe panel interior passage doors. 8 ft doors on the 1st floor, per plan.
- Raised ceilings and square sheetrock corners, per plan

- 5 ½" flat baseboard molding
- **Kwikset®** distinctive door hardware with satin nickel finish
- Multi-speed ceiling fan with light kit in main bedroom, study, and family room, per plan
- Blocked and wired for ceiling fans in secondary bedrooms, game room and rear patio, per plan
- Satin nickel designer light fixtures
- White rocker switches for all interior lighting
- Folding stair or door access to attic, per plan
- Pre-wired data lines in game room, study and all bedrooms
- Pre-wired for cable television with outlets in family room, game room, study and all bedrooms
- Interior electrical breaker service panel
- Smoke and carbon monoxide detectors, per code

KITCHEN DETAILS

- 3 CM Granite countertops (limited choice of standard colors) with polished square edge
- Kitchen countertop overhangs for informal dining, per plan
- Designer Cabinetry with 42" high uppers
- **GE®** stainless steel appliance package including:
 - **GE®** Stainless Steel 30" Slide-in gas range
 - **GE®** Profile Stainless Steel 30" wall oven
 - **Energy Star®** rated built-in **GE®** dishwasher
 - Built-in **GE®** microwave
- **Delta®** pull down sprayer faucet
- Recessed type LED lighting
- Stainless steel 50/50 under-mount sink with garbage disposal
- Tile backsplash
- Tile flooring in kitchen and breakfast area

MAIN BATH DETAILS

- Air conditioned, walk-in closets with LED lighting
- Designer Cabinetry with high vanity cabinets and included hardware
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets
- Elongated commode with soft close seats
- Cultured marble vanity tops with integrated bowl sinks
- Freestanding, soaking tub with tile backsplash
- Separate mud-set shower with tile to ceiling
- Tile flooring

SECONDARY BATH DETAILS

- Designer Cabinetry with high vanity cabinets
- **Broan®** quiet ventilation fan
- **Delta®** chrome faucets
- Elongated commodes with soft close seats
- Acrylic tub with tile to shower ceiling





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- Cultured marble vanity tops with integrated bowl sink
- Tile flooring
- Powder bath with single bowl sink over cabinet and granite countertops to match kitchen, per plan

LAUNDRY ROOM DETAILS

- **Broan®** quiet ventilation fan
- Convenient overhead storage shelf with clothing rod
- Interior laundry room with tile flooring

CONSTRUCTION DETAILS

- 10-Year Home Buyer's Warranty
- Detailed home inspection by independent inspector
- High quality laminated composition **GAF®** roof shingles
- Post tension foundation certified on-site by an independent engineer

FULSHEAR LAKES COMMUNITY STANDARDS

- 4 Sides Brick
- Under Cabinet Lighting
- Full Gutters
- Security System
- Sprinkler System
- Wood Balusters
- Gas Line to Rear Patio
- Mudset Shower (Primary Bath)

Important Note:

Due to current market demands and shortages of available materials from recent economic events, Chesmar has the right to substitute materials at its sole discretion. Features are also subject to change without notice and may differ slightly in homes according to start date. Homes under construction may have included upgrades. **8.05.24**

