

# PLAN NWH – 3252

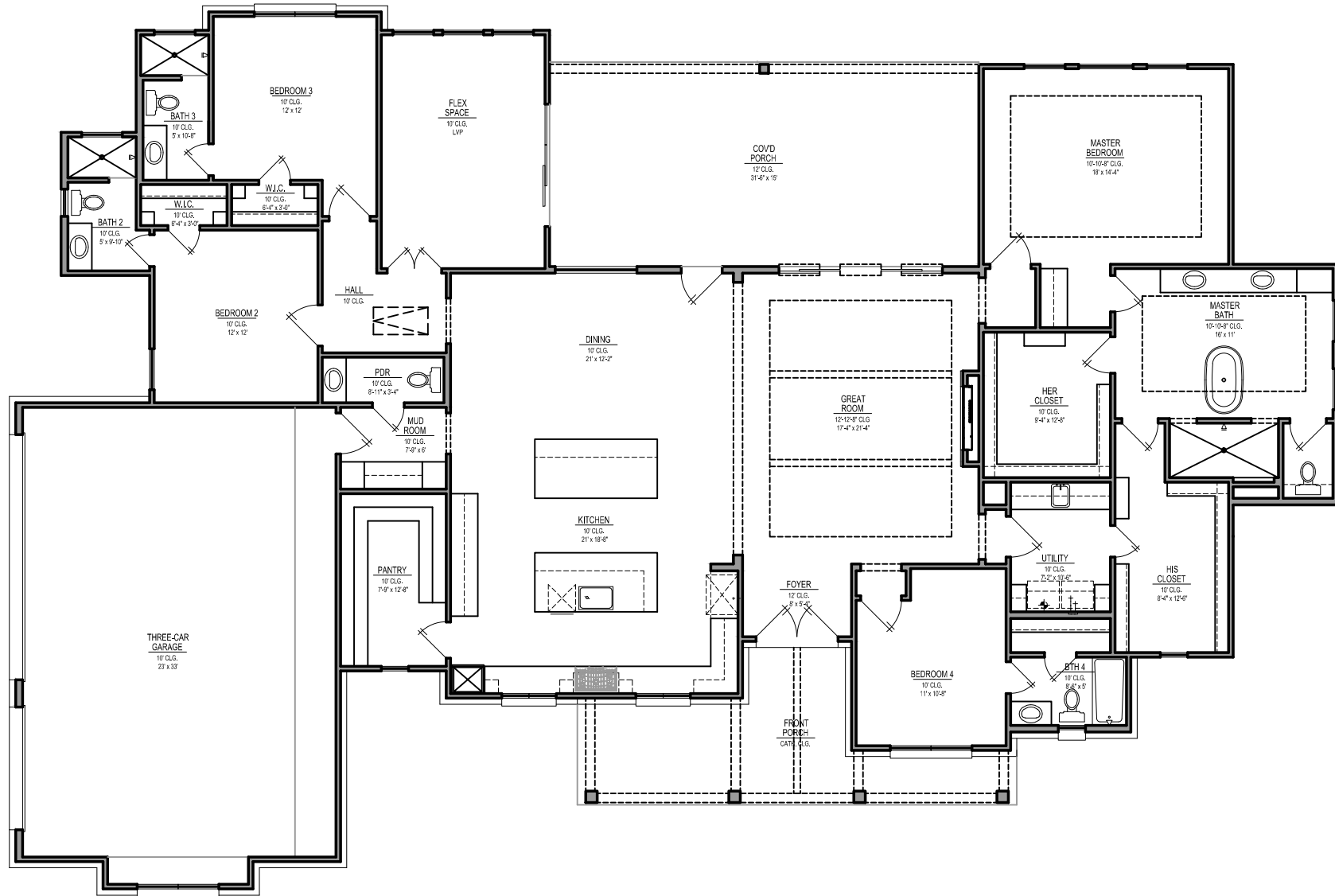
---

12748 Winding Trail  
Montgomery, TX, 77316  
Lot 2, Block 1, Section 6



Sales Package





**NH-3252**  
**MARKETING SLICK**

Scale: 1/4"=1'-0"











# NWH-3252

Charcoal Shingles



Body

SW 7005  
*Pure White*

Trims

SW 6258  
*Tricorn Black*

Castle Bridge  
Chop



White windows



Cedar Beams

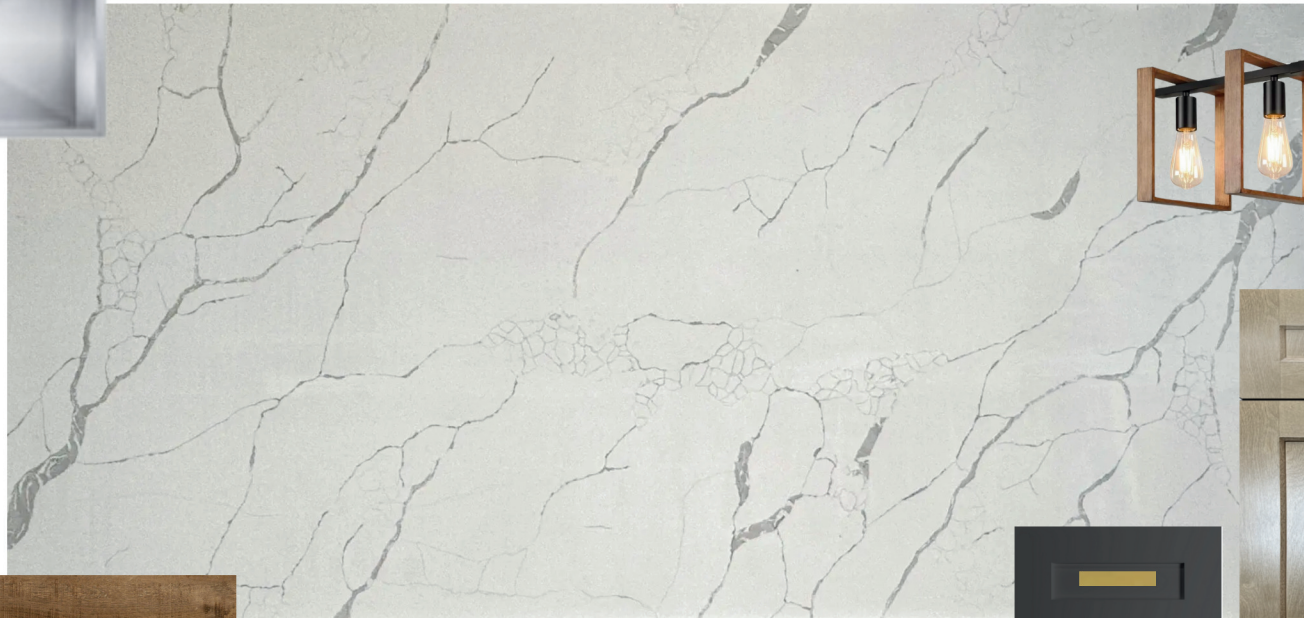


# KITCHEN



## COUNTERTOP+ BACKSPLASH+SINK

- LAZZA CALACATA 3 CM STRAIGHT EDGE
- SINK. STAINLESS STEEL SINGLE BOWL



## FLOORING

- LVP
- PATTERN. RANDOM WOODLAY



## CABINETS+HARDWARE

- ISLAND. METALLIC SHAKER STYLE WITH GOLD HANDLES
- SURROUND. NATURAL WOOD COLOR



# POWDER BATH



## CABINETS+HARDWARE

- WOOD SHAKER STYLE WITH BLACK HANDLES

## WALL TILE

- WALLS: CERAMIC MOSAIC
- VERTICAL STACKED

## COUNTERTOP+SINK

- QUARTZ CALACATTA 3 CM
- STRAIGHT EDGE
- STONE SINK



**NEW WAVE HOMES**  
BUILDING THE FUTURE, TODAY

## ACCENT WALL

- LEDGER STONE



# PRIMARY BATH

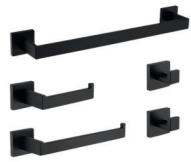
## COUNTERTOP+SINK

- QUARTZ CALACATTA 3 CM STRAIGHT EDGE
- PORCELAIN SINK

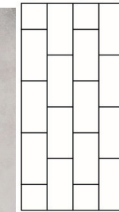


## CABINETS+HARDWARE

- WOOD SHAKER STYLE WITH BLACK HANDLES



VERTICAL OFFSET 50%

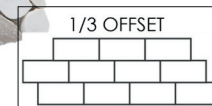


## FLOOR+ WALL TILE

- WALLS: VERTICAL OFFSET 50%
- FLOOR: PARALLEL TO VANITIES  
HORIZONTAL OFFSET 50%
- Tile size: 24 x 48 in

## SHOWER FLOOR AND BAND ACCENT

- MOONLIGHT MOSAIC II  
PEBBLE MARBLE MOSAIC



## ACCESSORIES

- 5 Piece Bathroom Hardware Set, Matte Black Towel Bar Set
- Stainless Steel, Single Bathroom Towel Rack, 23.6-Inch
- Towel Ring, Toilet Paper Holder
- Towel Robe Hooks Accessory Set



**NEW WAVE HOMES**

BUILDING THE FUTURE, TODAY

# BATHS 2+ 3



## FLOOR+ WALL TILE

- WALLS: VERTICAL OFFSET 50%
- FLOOR: PARALLEL TO VANITIES  
HORIZONTAL OFFSET 50%
- TILE SIZE 12 x 24 in

## COUNTERTOP+SINK

- QUARTZ CALACATTA 3 CM  
STRAIGHT EDGE
- PORCELAIN SINK

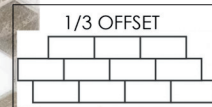
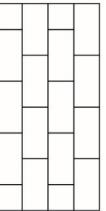


## CABINETS+HARDWARE

- METALLIC SHAKER STYLE WITH  
GOLD HANDLES



VERTICAL OFFSET 50%



## SHOWER FLOOR AND BAND ACCENT

- MOONLIGHT MOSAIC II PEBBLE MARBLE  
MOSAIC



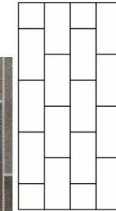
**NEW WAVE HOMES**

BUILDING THE FUTURE, TODAY

# BATH 4



VERTICAL OFFSET 50%



## WALL TILE

- WALL: VERTICAL 50% OFFSET
- Tile size. 2 1/2 x 10 in



## FLOOR TILE

- FLOOR: PARALLEL TO VANITIES HORIZONTAL OFFSET 50%
- Tile size. 12 x 24 in

## COUNTERTOP+SINK

- QUARTZ CALACATTA 3 CM STRAIGHT EDGE
- PORCELAIN SINK



## CABINETS+HARDWARE

- METALLIC SHAKER STYLE WITH GOLD HANDLES



**NEW WAVE HOMES**  
BUILDING THE FUTURE, TODAY

## NWH – 3252 FEATURE SHEET

### **ARCHITECTURAL:**

Living Sqft: 3,252  
Total Sqft: 4,814  
Bedrooms: 4 bedrooms  
Bathrooms: 4 ½ luxurious bathrooms  
Living area featuring Deco Beams  
Dining Room: Dedicated dining room for formal gatherings  
Extended covered patio and covered front porch areas  
Walk-in closets in secondary bedrooms  
Mud Room with Coat Hangers for convenience  
8-foot doors throughout for an elegant touch  
Oversized garage space with an 18x8 and 8x8 Oversized Garage door  
Contemporary look with an open concept in living areas

### **STRUCTURAL:**

Monolithic Post-Tension Foundation for stability  
2x6 exterior walls for enhanced insulation  
2x6 or greater dimensional lumber for ceiling joists  
Custom design built on-site for a unique touch

### **MECHANICAL:**

High efficiency 15.2-Seer zoned air conditioning for comfort  
Wi-fi capable thermostat for smart control  
Fresh-air intake system for improved air quality

### **PLUMBING:**

4 Hose bibs locations (Front and Back) for outdoor convenience  
PEX piping throughout for durability  
Tankless heater  
Upgraded Fixtures for a touch of luxury  
Sink in utility room and an upgraded Kitchen sink

### **ELECTRICAL:**

Deco switches for a stylish look  
Upgraded fans included for Primary, Living, Patio areas. Fans in remaining rooms are optional.  
LED Disk Lights throughout for energy efficiency  
Upgraded light fixtures for an elegant ambiance  
Exterior outlets in front porch and back patio for convenience

### **LOW VOLTAGE:**

Pre-wire for security system for enhanced safety  
Carbon monoxide/smoke detectors per code for security  
Closet panel for centralization of equipment for organization

### **MILLWORK:**

8-foot interior doors throughout for a grand feel  
3080 Mahogany stained upgraded double front door with glass for a stunning entrance  
5 ¼" baseboards and 3 ½" door casings for a polished look  
Upgraded shelving in closets and pantry for added convenience  
Painted cabinets (exterior and interior) with a soft close feature  
Trash can drawer for discreet storage  
Contemporary hardware included for all cabinets  
Cabinet included in the half bath for functionality

### **FLOORING:**

Luxury vinyl plank included in all living areas and bedrooms and half bathroom for a modern aesthetic  
Upgraded 12X24 tile in all secondary bathrooms for a touch of sophistication  
Upgraded 24x48 tile in master bathroom





**NEW WAVE HOMES**

BUILDING THE FUTURE, TODAY

## **NEW WAVE HOMES**

*Standard Build Specifications*

### **STRUCTURAL**

**FOUNDATION:** Engineered, Post Tension monolithic foundation; minimum strength of 3,000 psi

**CONCRETE FLATWORK:** Walks, driveways and patios installed according to architectural drawings and plot plans.

**FLATWORK FINISH:**

Driveway: Broom-finish

Lead walk: Broom-finish

Patio: Broom-finish

Front Porches: If Brick; capped with brick from elevation. If Stucco; broom-finish concrete (courtyards optional).

Municipal Walks: Per subdivision requirements

**FRAMING:**

Exterior Wall Construction: 2 x 4 or greater dimensional or finger-joint framing lumber, with exterior panel sheathing.

Ceiling Joists/Rafters: 2 x 6 or greater dimensional or finger-joint framing lumber

Siding & Trim: Textured cement-based hardboard-50 year limited warranty; location varies per plan and elevation

Weather Resistant Barrier: T-Ply Sheathing

**INSECT CONTROL:**

Borate termite pretreatment by HomeTeam Pest Defense®, with 1 year warranty; Taexx® system for downstairs exterior and plumbing walls, chemically activated upon signing Agreement with HomeTeam Pest Defense® after settlement.

**INSULATION:**

Exterior Walls: Fiberglass, R-13 faceless batts in exterior walls of living area on 2x4 walls and R-19 on 2x6 walls

Vaulted Ceiling: Fiberglass, R-22 faceless batts in sloped ceiling areas

Flat Ceilings: Fiberglass, R-38 blown insulation in attic area over living area

Penetrations: Foam sealant, caulk or tape at all penetrations

### **EXTERIOR**

**GUTTERS/DOWNSPOUTS:**

Type: 5" pre-finished seamless aluminum

Location: Front Gutters

Color: Color selection coordinated with exterior trim paint

**ROOFING:**

Type: GAF, Natural Shadow, composite, fiberglass architectural grade roof shingles

Color: Charcoal

Warranty: Lifetime Mfg. Materials



## NEW WAVE HOMES

BUILDING THE FUTURE, TODAY

Ventilation: Per plan design  
Decking: 7/16" Radiant Barrier OSB

### **WINDOWS:**

Type: Low-E single hung vinyl windows, screens on all operable windows (family/great rm to be fixed glass)  
Color: White, Almond, Gray or Black  
Divided Light: Divided light glazing on front elevation only depending on elevation.

### **DOORS:**

Front: 8' Mahogany stained  
Rear: Insulated, fiberglass 8' 1-light door, per plan

### **GARAGE DOORS:**

Type: CHI Flat Panel Garage Door  
Opener: Liftmaster 8155W, Wi-Fi capable  
Dimensions: 18x8 Standard  
Windows: Optional  
Decorative Hardware: Optional

**VENEER:** Distinctive architectural styling and brick, natural stone detail and stucco. Special masonry materials such as upgrade brick, natural stone, stucco, cast stone, glass block, and white mortar are not standard and will be optional at additional cost

Brick: Acme or Master Brick  
Mortar: Gray, Khaki or White  
Stucco: Three coat system, one color, sand texture (accent color optional)  
Address Plate: Cast stone address block with house number  
Natural Stone Accents: Optional

### **LANDSCAPING:**

Sod: Bermuda sod installed at front, side and rear yards  
Irrigation: Front lawn and beds, sides and rear; system controller placed in garage  
Plants: Professionally designed landscaping per community guidelines  
Mailbox: Per Community Guidelines  
Fencing: Per Community guidelines

## **MECHANICAL SYSTEMS**

**ELECTRICAL:** All wiring, electrical fixtures and other electrical items will be installed according to electrical codes and requirements. 200 amp electrical service installed with panel box located in garage (Additional electrical options may require the purchase of 400 amp service panel)

Door chimes: One Chime per floor  
Light switches/outlets: Deco Switches  
Weatherproof outlets: Exterior electrical GFCI outlets at front and rear porches



## NEW WAVE HOMES

BUILDING THE FUTURE, TODAY

Smoke detectors: Located per local fire code  
Carbon Monoxide detectors: Located per local fire code  
Exhaust fans: Bathrooms and Laundry Room  
Dryer connection: Choice of 220 volt, 4 prong electrical plug for dryer or gas connection

### **LOW VOLTAGE:**

Telephone/Cable: 2 Locations prewired for Cable TV/Data Combo  
Security system: Pre-wired to all first floor operable windows and exterior doors  
Security Monitoring: Pre-wire for panel  
Home Theater Wiring: Optional

### **LIGHTING/CEILING FANS:**

Ceiling Fan w/Light Kit: Per Plan  
Foyer: Hanging chandelier  
Dining: Hanging chandelier  
Breakfast: Hanging chandelier  
Bedrooms: LED Disk Lights (Per Plan)  
Bath Vanities: Decorative wall mount (per plan)  
Wall Sconce: Flush mount wall fixture (per plan)  
Outdoor Front/Garage: Coach Lamps to be located on front (Per Plan)  
Outdoor Rear: Ceiling Fan w/Light Kit  
Bath Ceiling: LED Disk Lights  
Hallways: LED Disk Lights  
Laundry: LED Disk Lights  
Primary Closet: LED Disk Lights  
Kitchen Ceiling: LED Disk Lights, Pendant Lights Over Island (Per Plan)  
Walk-in closet/pantry: Flush Mount LED Fixture  
Garage Indoor: 2-Bulb wrapped fluorescent fixture  
Under-cabinet lighting: Included

**PLUMBING-FAUCETS-FIXTURES** All plumbing conforms to applicable building codes, with materials comprised of copper, iron, PVC, CPVC, and PEX, as well as the following general specifications.

Fire Protection Systems: Per local fire code  
Water Piping: PEX (Cross-linked Polyethylene)  
Gas line stub out: Furnace(s), hot water heater(s), fireplace(s), cooktop, dryer  
Hose bibs: 2 - frost resistant  
Water heaters: Tank water heater(s), per plan  
Water Closets: Elongated, white (Primary and Powder)  
Hot water recirculation: Optional

### **Kitchen:**

Sink: Mirado 105D, stainless steel undermount  
Faucet: Moen Belfield or Genta, Chrome  
Ice maker line: Connection in refrigerator space (Connection line not included)

### **Primary Bath:**

Tub: Freestanding Oval Tub



## NEW WAVE HOMES

BUILDING THE FUTURE, TODAY

Sinks: Oval Undermount  
Faucets: Moen Eva or Genta Chrome Widespread

**Powder Bath:**

Sink: Oval Undermount  
Faucet: Moen Eva or Genta Chrome Widespread

**Secondary Baths:**

Tub: Steel Tub  
Sinks: Oval Undermount  
Faucets: Moen Eva or Genta Chrome

**Laundry:**

Sink: 15 Gauge stainless steel single bowl (TMCP-1818)  
Faucet: Moen bar faucet (will match package selected)

**HEATING, VENTILATION**

**& AIR CONDITIONING:** High Efficiency 16 SEER air conditioning with 80% efficiency gas furnace. Homes engineered with zones.

forced air systems with weekday/weekend programmable Wifi capable thermostat included with each zone.

## **INTERIOR FINISHES:**

**DRYWALL:**

Corners: Square drywall corners in all areas  
Texture: Orange Peel Finish throughout, unless noted otherwise  
Tuscany Texture: Optional

**PAINT:**

Closets: White latex, semigloss enamel (walls, ceilings and trim)  
Trim: Interior doors and trim primed with acrylic undercoat and finished with latex semi-gloss enamel  
Walls: Flat latex  
Ceilings: Flat latex (same color as walls)  
Garage: White flat latex  
Closet Rods: Stained

**TRIM & DOORS:**

Baseboard: 5-1/4" Base (WM618)  
Casing: 3-1/2" Casing (C347)  
Doors: 8' tall, hollow core

**Garage & Closets:**

Baseboard: 5-1/4" Base (WM618)  
Casing: 3-1/2" Casing (C347)  
Door to house: 8' tall, solid-core, fire-rated

**Miscellaneous:**

Shoe Mold: Luxury vinyl areas



## NEW WAVE HOMES

BUILDING THE FUTURE, TODAY

### **CABINETS:**

Kitchen: Shaker Style Cabinets, 42" Uppers with Crown Molding  
Features: Soft Close, Interior of cabinets painted are standard, trash can drawer  
Laundry Room Lower: Shaker Style Cabinets (Per Plan)  
Primary Bath: Shaker Style Cabinets  
Secondary Baths: Shaker Style Cabinets  
Powder Bath: Shaker Style Cabinets  
Built Ins: Optional  
Cabinet Hardware: Standard in all cabinets

### **COUNTERTOPS:**

Kitchen: Level 4 – Callacata stone – square edge  
Laundry Room: Level 3 Granite or Engineered stone – square edge  
Primary Bath: Level 3 Granite or Engineered stone – square edge  
Secondary Baths: Level 3 Granite or Engineered stone – square edge  
Powder Bath: Level 3 Granite or Engineered stone – square edge

### **HARDWARE:**

#### **Doors:**

Front: Kwikset San Clemente handleset with Zwave Wi-Fi capable electronic deadbolt.  
Rear: Kwikset; Halifax Levers with deadbolt, Brushed Nickel or Black (Per Package)  
Interior: Kwikset; Halifax Levers, Brushed Nickel or Black (Per Package)  
Cabinet doors & drawers: Standard in all cabinets

#### **Bath Accessories:** Finish coordinated with faucet finish selection

One towel bar (primary and secondary baths), one towel ring per vanity sink (all baths), and one paper holder per water closet (all baths)

**Mirrors:** Framed 42" or larger plate-glass at primary per plan, 42" plate-glass secondaries and framed 42" plate-glass in powder

**Shower Enclosure:** Frameless; clear glass Frameless in all showers per plan.

**FLOORING:** All tile and wood is laid square to walls unless indicated otherwise

Foyer: Level 4 LVP Flooring  
Foyer Extensions: Level 4 LVP Flooring  
Study: Level 4 LVP Flooring  
Kitchen / Breakfast/: Level 4 LVP Flooring  
Single Dining: Level 4 LVP Flooring  
Powder Bath: Level 4 LVP Flooring  
Laundry Room: Level 4 LVP Flooring  
Primary Bath: Level 3 Ceramic Tile 12x24  
Secondary Bath Wet Area: Level 3 Ceramic Tile 12x24  
Formal Dining Room: Level 4 LVP Flooring  
Living Room: Level 4 LVP Flooring  
Family Room/Great Room: Level 4 LVP Flooring  
Family Room Walkway: Level 4 LVP Flooring  
Game Room: Level 4 LVP Flooring



## NEW WAVE HOMES

BUILDING THE FUTURE, TODAY

### **WALL TILE:**

Kitchen Backsplash: Level 3 Ceramic Tile  
Primary Bath shower/deck: Level 3 Ceramic Tile with accent strip  
Secondary Bath shower: Level 3 Ceramic Tile  
Primary Shower Floor: Level 3 Ceramic Tile

### **APPLIANCES:** GE: Stainless Steel

Oven: Built-in, Wi-Fi enabled double oven  
Range: N/A  
Cooktop: 36" 5-burner cooktop,  
Microwave: Built-in microwave,  
Dishwasher: Built in Dishwasher,  
Disposer: 1/3 hp Insinkerator  
Refrigerator: Optional  
Hood: Cabinet vent hood

### **STORAGE & ORGANIZATION:** MDF shelves and stained wooden rods

*THESE SPECIFICATIONS SUPERSEDE THE PLANS AND BROCHURES, AND APPLY TO THE EXTENT THE FEATURE IS PRESENT WITHIN THE HOME PURCHASED. NEW WAVE HOMES RESERVES THE RIGHT TO MAKE CHANGES TO SPECIFICATIONS DUE TO BUT NOT LIMITED TO GOVERNMENTAL OR HOMEOWNER'S ASSOCIATION REQUIREMENTS. ALL SPECIFIED ITEMS ARE SUBJECT TO AVAILABILITY. NEW WAVE HOMES RESERVES THE RIGHT TO MAKE EQUIVALENT MATERIAL SUBSTITUTIONS.*