



**Blackrock Builders, LP**  
4438 State Hwy 6 South #102  
College Station, TX 77845  
Phone: 979-393-0173  
Email: sales@blackrockbuilderstx.com

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## Hidden Hills - FEATURES SHEET

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### General

Built to local City Code  
Painted 6 panel 3'x6'-8" insulated fiberglass front door  
2'-8" x 6'-8" insulated fiberglass back door w/ 1/2 glass integral blinds  
16'x7' R9 insulated garage door. Painted  
50 gallon natural gas water heater  
16 SEER Lennox HVAC sized per plan. Gas furnace  
R13 batt wall insulation in exterior walls  
R48 loose fill blown attic insulation  
Vinyl Low-E windows. Khaki color.  
Radiant barrier roof decking  
200 AMP service. 2/0 wire for home.  
Wall studs and ceiling joists and rafters at 24" o.c.  
Site specific soils sample  
Engineer designed post tension foundation  
Builder 1-2-6 Warranty

### Exterior

James Hardi cornice product  
Stained cedar accents per plan  
Stained pine 4x8 beadboard porch ceilings  
Exterior walls with vapor barrier house wrap  
Brick or stone masonry wainscot on front per plan  
James Hardi lap siding on sides and back of home  
3 tab shingles. Weatherwood color.  
St Augustine sod in front and sides  
3 hose bibs  
One flood light in front and back  
16' wide concrete driveway. Broom finish.  
LED disc light on porch ceilings  
Black coach lights at garage exterior wall  
6' privacy fence installed ten feet from back corner of home  
Builder landscape package 1000. One live oak tree in front.

### Interior

Builder stock carpet: bedrooms, bed closets, flex room (per plan)  
Luxury Vinyl Plank: foyer, living room, kitchen, utility, baths  
Fiberglass tub/shower combo in hall bath  
Master shower w/ tile walls, and fiberglass shower pan  
Clear glass shower door and surround  
White elongated standard height toilets  
Factory finished cabinets with 30" upper cabinets in kitchen  
Flat bar kitchen island (per plan)  
Under cabinet lighting in kitchen  
Matching granite or quartz counters throughout  
Tile or brick backsplash in kitchen  
Under mount stainless single open basin kitchen sink  
White rectangle under mount sinks in bathrooms  
Brushed Nickel Delta Ashlyn plumbing fixtures  
Nickel color electrical fixtures and cabinet and door hardware  
1/2" thick sheetrock with squared corners. Greenrock in wet areas  
Monterrey drag texture on walls and ceilings

Fingerjoint paint grade trim: c211 style base and case  
Wood trimmed window stools throughout  
Square raised panel hollow core interior doors w/ paint hinges  
All doors 6'8" height  
MDF painted closet shelving. Stained wood clothes rods.  
Interior doors/trim painted w/ enamel finish paint. One color  
Interior walls and ceiling painted w/ flat finish paint. One color  
LED lighting throughout  
Nickel color ceiling fan w/ light kit in living room and master  
Flush mount light fixture in secondary bedrooms  
4 LED wafer lights in kitchen and 1 LED wafer light in dining  
Programmable WiFi thermostat  
White 2" PVC blind on front operable window  
Stainless steel appliances:  
30" gas range JGBS60REKSS  
Above Range Microwave JNM3163RJSS  
Dishwasher GDF510PSRSS