

FEATURES & FINISHES

ESTATE SERIES

ENERGY EFFICIENT FEATURES

- Blown in blanket in exterior walls and blown insulation at flat ceilings
- 2-Stage poly-seal anti-air filtration system at exterior doors, windows, plates and mechanical openings
- T-Ply sheathing to control moisture and provide added insulation
- DOW® sill seal on first floor exterior walls to help prevent water infiltration
- High efficiency CARRIER® 16 seer air conditioning equipment
- One 40 gallon rapid recovery for up to 2-1/2 baths, or one 50 gallon water heater for homes with more than 2-1/2 baths
- Expansion tank and drain pan at water heater
- CARRIER® electric heat pump for furnace
- HONEYWELL® programmable thermostat
- Low E 3 solar reflective double pane vinyl windows lowering glare and heat transfer throughout the home, divided light front only
- Smoke and carbon monoxide detectors at all sleeping areas hard-wired, with battery backup for additional protection
- LED bulbs at all interior lights including recessed cans

VALUED CONSTRUCTION

- Non corrosive water piping for enhanced water quality
- All bedrooms blocked for fans
- Post Tension Institute certified steel cables in foundation individually engineered for soil conditions
- Treated bottom plates on interior and exterior walls of first floor to help protect against termite or water damage
- 3/4" tongue and groove subflooring on all second floors, nailed, glued and screwed to minimize floor squeaks

EXTERIOR

- Stone, brick, stucco, and hardi plank, per plan
- Fully sodded and irrigated front and side yards. Rear yard sodded and irrigated up to 20' from rear of house
- Native drought resistant landscaping
- HUNTER® programmable irrigation controllers
- 30 year architectural shingles
- Double car garage with steel insulated overhead door
- Pre-wired for garage door opener
- Front and rear GFI electrical outlets in waterproof covers
- Cast limestone address block
- 100 square foot patio at rear porch, per plan
- 2 hose bibs
- 8' two panel V-Grove Knotty Alder with Speak Easy and Iron Mask with KWIKSET® privacy deadbolt and handle set
- Classic elevations with Hill Country Accents

INTERIOR

- Wood burning fireplace with stone surround with raised hearth and cut stone mantle
- PPG® decorator paint with accent trim
- Cheyenne interior doors with KWIKSET® brushed nickel hardware, 8' first floor and 6'8" second floor
- Level 1 tile in family room, formal dining, first floor hallways, play rooms and all wet areas, per plan
- Progress Lighting custom light fixtures
- Sloped ceilings, per plan
- Traditional stairways combining stained woodwork and iron balusters, per plan
- Ceiling fan with matching light in family room, owner's retreat and gameroom, per plan
- Electric 220v dryer connections
- Protective ground fault interrupter circuits in kitchen and baths for your safety
- Three category 5E outlets and Three RG6 cable outlets

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- A wide selection of designer carpets with many color choices
- Monterey drag textured walls and ceilings
- 5-1/4" base in whole house

KITCHEN

- Abundant cabinet space and separate pantries, per plan
- Pass-through serving counter from kitchen to family room - per plan
- KENT MOORE® poplar 42" upper cabinets with adjustable shelves and crown molding
- Granite countertops in designer colors with stainless steel undermount kitchen sink
- Tile flooring extended to breakfast room
- Conveniently located electrical outlets
- Icemaker connection for refrigerator
- GE Appliances® black gas cooktop, single oven, microwave and dishwasher
- 8.5" durable, double-compartment stainless steel sink with DELTA® Addison™ single handle pull down faucet
- Ceramic tile backsplash laid straight
- BADGER® 1/2 HP high capacity food disposal unit

OWNER'S RETREAT

- Spacious and private, over sized suite
- Large walk-in closets
- Privacy lock on owner's retreat door
- Ceiling fan with light kit

SECURITY

- Fire-rated 5/8" sheetrock on ceilings
- KWIKSET® privacy deadbolts on all exterior doors
- Alarm Pre-wire all first floor doors and first floor operable windows

BATHS

- DELTA® Woodhurst® double handle stainless steel bath fixtures in all baths
- DELTA® shower valves to prevent temperature shock
- Elongated commodes in all baths
- Ceramic wall tile in all showers/tub-showers
- Separate safety glass enclosed shower with brushed nickel trim in master bath
- Relaxing oversized ROYAL BATH® garden tub with acrylic finish in master bath with separate shower, per plan
- Level 1 tile flooring in choice of colors
- Private water closet in master bath
- Granite countertops with dual sinks in master bath
- Engineered marble vanities in secondary baths
- KENT MOORE® poplar cabinets in all baths, to match kitchen
- Ample linen storage, per plan
- Elegant pedestal sink in powder room, per plan