

FEATURES

DISTINCTIVE HOME FEATURES

- Ceramic tile in kitchen/breakfast, entry, and bath wet areas.
- Fibercement exterior wrap includes: all siding, soffit and fascia, for durable low maintenance exteriors.
- Rounded sheetrock corners throughout, includes windows.
- DELTA™ Pressure Balancing shower valves are scald resistant shower faucets that prevent “shower shock”.
- G.E.™ Energy efficient appliances.
- Kitchen ventilation removes stale air and pollutants from cooking areas and vents to outside.
- 36" raised panel maple cabinets with crown moulding.
- A City of Austin Green Builder neighborhood

ENERGY FEATURES

- Low E² (emissivity) double paned windows throughout home (with 10-year limited warranty).
- High-efficiency A/C system with 14.0 SEER rating.
- Exterior wall DOW SILL SEAL™ between baseplate and concrete.
- Two HONEYWELL™ thermostats (one on each floor).
- Cost-saving 40-gallon gas water heater. (Dual 40-gallon in 3 full bath homes)
- Two reversible ceiling fans with light kit for seasonal comfort (at master bedroom and in family room).
- Cost-saving gas furnace, gas water heater and gas range.
- Gas furnace, located in the attic for a quiet operation.
- Continuous soffit vent.

KITCHEN FEATURES

- Laminate kitchen countertops.
- Designer ceramic tile floors, includes kitchen and breakfast.
- Kitchen cabinets are 36" maple with raised panel doors, crown moulding and adjustable shelving.
- G.E.™ QUICKCLEAN™ sealed burner gas range.
- G.E.™ 2 speed vent hood, vented to the outside.
- G.E.™ dishwasher.
- Double stainless steel sink with DELTA® single lever faucet and vegetable sprayer.
- Waterline provided for icemaker.



Continuing a policy for constant improvement, builder reserves the right to make changes in the plans and specifications, and to substitute material of similar quality without notice or prior obligation. Specific options and features may only be available in certain series or communities. 5/07



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BATH FEATURES

- Designer Ceramic Tile.
- Steel tub with ceramic tile surround in master bath.
- Maple vanity cabinets, with deluxe raised panel doors, per plan.
- Porcelain pedestal lavatory in powder room (per plan).
- Walk-in closet in master suite.
- Cultured marble vanities with DELTA™ plumbing fixtures.
- DELTA™ single lever Pressure Balancing scald resistant shower valves prevents shower shock.

EXTERIOR FEATURES

- Landscaping package with sprinklers, large tree and shrubbery, fully sodded front yard and side yards per community standards.
- Front and rear GFCI electrical outlets.
- MONARCH AQUAGLEEM™ 100% acrylic exterior paint.
- **Fibercement exterior wrap** includes: all siding, soffit and fascia, for durable, low maintenance exteriors.
- Custom-made brass address plate. (to be determined)
- Partial **gutters** across front elevation.
- Front and rear outside hose bibs.
- Garage walls and ceiling sheetrocked, taped and floated.
- Decorative exterior coach light.
- Low E² insulated windows throughout home.
- Quiet Operation belt drive garage door openers with motor vibration isolation system on garages below Carriage houses.

INTERIOR FEATURES

- **Rounded sheetrock corners** throughout, includes windows.
- Monterrey drag texture on all sheetrocked walls and ceilings, including closets.
- Choice of designer **ceramic floor tile for kitchen/breakfast, entry, and bath wet areas.**
- Two **ceiling fans** with decorative glass light kit, as per plan.
- Raised ceilings in most plans.
- Five panel Rockport style interior doors.
- All bedrooms blocked for ceiling fans.
- Convenient attic pull down staircase (per plan).
- Prewired with two CAT-5 phone and two RG-6 cable outlets.
- DEXTER by SCHLAGE™ satin nickel door hardware.
- Interconnected smoke alarm system with battery back-up, includes all bedrooms.
- Wire shelving.

GENERAL CONSTRUCTION FEATURES

- Professional Warranty Corporation **10-year limited warranty** program.
- Individually designed and engineered post tension foundation system.
- 8" **anchor bolts** installed in perimeter walls secured with nut and washer.
- KITEC™ water supply lines.
- 3/4" tongue-and-groove second story subfloor glued and nailed over an engineered floor system.
- U.L. Class "A" laminated fiberglass shingle with a 20-year limited warranty (community specific).
- Metal drip cap on roof edge.
- TAMLYN roof vents.
- FRAMESAVER™ composite exterior door frames.