



### ***Distinctive Homes, Timeless Craftmanship***

*Included standard Features for 120 Pioneer Dr, La Vernia, TX 78121*

#### **Exterior Structural:**

- Exterior is four-sided masonry with stone and stucco detailing
- Stucco with DPR Acrylic Finishes, DPR Coating or Elastomeric Coating 100% acrylic-based finishes, provides high resistance to accumulation of dirt, mold, and pollutants
- Architectural Dimensional Limited lifetime composite 30-year shingle roof
- 4'x 8' Decorative iron front door with Security Dead bolt Lock
- Decorative Exterior lighting, including soffit lights
- 2 Car Garage
- 18' x 8' Garage Door with Decorative Panels and Glass
- Garage Door Opener
- Exterior Hose bibs in front and rear home
- Waterproof GFI electrical outlets in front, rear, and on soffit for easy Christmas Lights connection on ceiling.
- Easy care screens on all operable windows
- 30' Flatwork for driveway and 4' for walk areas
- Windows Krestmark 220 Series, Double glaze windows, Low E.

#### **Dramatic Interiors:**

- Luxurious hand laid ceramic tile flooring throughout (Woodville Natural 8"x24")
- High Ceilings 10' to 14' (per plan)
- Chandelier in Entry Area
- Interior wood beams in living room ceiling
- Textured drywall with Hand applied Monterrey Drag finish on walls and ceilings
- Square drywall corners throughout home (per plan)
- Sherwin Williams paint on walls and ceiling with a contrasting accent trim color
- Black and wood Finished lever door hardware

- Black Finished light fixtures throughout
- Open designs with spacious layouts, dramatic ceilings, islands complement the open concept
- White Decora rocker light switches
- Black Ceiling fans (per plan)
- Pre-plumbed for water softener loop
- Cable (RG6) connection in living room
- Surround sound speakers in kitchen and master bath
- Prewire for surround sound speakers in patio area
- 8' and 6'8" Rockport style doors

#### **Efficiency and Conservation Features:**

- 2 Carrier HVAC Systems, 3 tons each
- R-13 insulation on walls and R-30 blown insulation in attic.
- Programmable Thermostat Ensure Energy Savings for all Schedules & Temperatures
- 2 - 50 Gallon AO Smith water heaters
- Double pane, insulated, vinyl windows frame with Low E-3 glass
- LED lights throughout
- Ceiling fans in Master, family, bedrooms, retreat and game room (per plan)

#### **Designer Kitchens:**

- Wood Cabinetry throughout on 48" upper cabinets maximize use of space
- Hidden pantry with designed cabinet door and cabinet and quartz countertop.
- Standard 3cm Decorative quartz kitchen countertops with under mount white farm sink
- 10'x 5' kitchen Island
- Gold and black finished pull-down kitchen faucet with Vegetable Sprayer & soap dispenser
- Luxurious hand laid ceramic tile flooring in Kitchen & Dining areas offers durability and low maintenance for quick clean-ups
- Decorative ceramic tile backsplash
- Decorative Chandelier in Dining area
- Samsung Stainless Steel Appliance Package (All Electric)
  - 30" Built in Wall Oven with built in Microwave
  - 36" Cooktop
  - Dishwasher
- Heavy duty 1/2 HP Garbage Disposal
- Pre-plumbed for ice maker

#### **Designer Master & Secondary Baths:**

- Double sink vanity cabinet in Master bath
- Quartz vanity tops and dual under mount sinks in Master bath

- Walk-in shower in Master bath
- Vanity cabinet inside master closet
- 2 Rain Shower systems in Master Bath
- Elongated American Standard Toilet seat in all baths
- Stand Alone bathtub in Master bath
- hand laid ceramic tile flooring in all baths
- 30" X 60" tub in secondary bath
- Private toilet area in Master bath
- Water resistant sheathing at tub and shower walls
- Mirrors in all baths
- Black Finished light vanity lighting

Acknowledgements:

Buyers: \_\_\_\_\_

Date: \_\_\_\_\_

Co-Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

Sales Agent: \_\_\_\_\_

Date: \_\_\_\_\_