

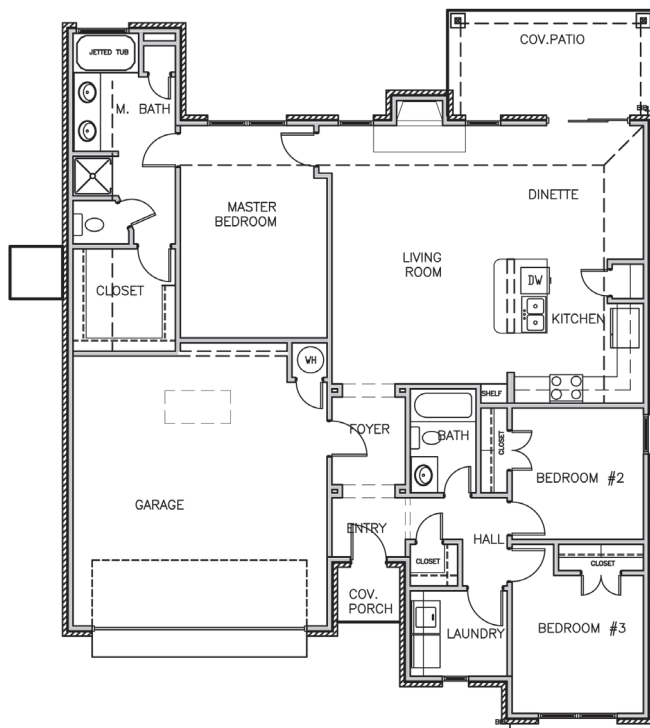
Your style... from the ground up.

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AUTHENTIC
CUSTOM HOMES



Austin - 1,485 total sq. ft.



Plans are subject to change.

Interior Features:

- Granite counter tops in kitchen and bathrooms with undermount sinks
- Custom Built Maple Cabinets
- 42" X 60" Jetted Master Bath Tub (per plan)
- Painted 5 1/4 baseboards with 3 1/4 casing
- Customer choice of cabinet and interior door styles
- Delta Leland Faucets
- Stainless Steel Undermount Sink in Kitchen
- Black Range capable of gas cooking
- Black Microwave and Dishwasher
- Water line for refrigerator
- Two Paint colors w/ Egg Shell Paint in Bath and Flat throughout remainder of home
- Blown Wall Insulation
- 1/2 hp disposal
- Chrome hardware package with front door viewer
- Tiled Shower Walls and Floor in Master Bath
- Tiled Shower Walls in Hall Bath
- Tiled Backsplashes in Kitchen
- Ceramic Tile Selections for Entry, Kitchen, Dinette, Utility and Bathroom Floors
- Washable interior paint
- Generous Lighting packages
- Can lighting in Kitchen (per plan)
- Bracing and Installation of Ceiling Fans in Master Bed and Living Room
- Hand Textured Walls and Ceilings
- Rounded corners in living area
- Decorative Ceiling effects and plant ledges (per plan)
- Choice of Carpet with 6lb pad
- Back Door with full view insulated glass
- 36" B-Vent Gas Fireplace with logs
- Decorative wood mantle with raised hearth
- Fully installed Security System
- Oversized attic ladder
- Dedicated Freezer outlet
- Garage is fully textured and painted
- 2 1/4 Baseboards and 3 1/4 casing in Garage
- 100' of decked attic storage
- Elongated toilet in Bathrooms
- 5 Cable or phone outlets

Exterior Features:

- Fully Sodded Yard with Bermuda Sod (Front, Back, and Sides)
- Elaborate landscaping package
- Brick mailbox with cast stone address plate
- 2 frost free exterior faucets
- 2 weatherproof electrical outlets
- 30 year composition roof
- Seamless guttering over entry points
- 3500 PSI Slab, Porches, and Driveway Concrete
- Exterior walls are bolted and sealed at the plate
- Brick Exteriors (per plan)
- Covered Patios on all plans
- Insulated Exterior Sheathing
- "Liquid Vinyl" Exterior Paint (2 coats)
- Wirsboro Aquapex Plumbing with 25 year warranty
- 5-year Termite Treatment Guarantee
- 2 x 4 Stud Grade Walls
- OSB Exterior Sheathing and Roof Deck
- Fiberglass Paneled Exterior Doors
- Lennox 13 SEER Air Conditioner
- Lennox 80% Efficiency Furnace
- Digital Thermostat

Energy Savings Features:

- 50 Gallon High Efficiency Water Heater
- Blown Cellulose and Fiberglass Insulation
- R-30 Blown Insulation in Attic
- Calculated Attic Ventilation
- Vinyl LO-E windows (sealed with tape on exterior & foam on interior) with tilt in access for easy cleaning
- Dupont Tyvek House Wrap: seals entire house keeping homes cooler in the summer, warmer in the winter, and dry year round
- Energy star seal
- Energy rated can lights
- Bathroom Vents to Exterior
- Can Vent Lights in Master Shower (per plan)

Sales Manager: 595-1000

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