

# *The* Coffee Mill Creek



Elevation A



**FLINTROCK**  
BUILDERS

4 BED | 3 BATH | 2,230 SQ. FT.  
3 CAR GARAGE



# *The* Coffee Mill Creek



Elevation A



Elevation B



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From the \$400s

4 BED | 3 BATH | 2,230 SQ. FT. | 3 CAR GARAGE



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(254) 217-8717

SALES@FLINTROCKBUILDERS.COM



# Bella Charca Ph 12

## Standard Feature Sheet - Single Family Homes



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### INTERIOR | STANDARD FEATURES

- Luxury Vinyl Plank in all Common Areas & Bathrooms
- Carpet in All Bedrooms and Closets
- 9'-10' High ceilings in the main living areas (Entry, Living, & Kitchen, Plan Permitting)
- 9' Plate around Exterior Walls
- 8' Interior Doors
- Square Corners on Walls
- Smooth Pine Baseboards
- Soft Close Cabinet Doors in the Kitchen and Bathrooms
- LED Disc Lights Throughout
- Ceiling Fan in the Living Room, & all Bedrooms
- Lever Door Handles
- Chandelier-style Light Fixtures with LED Bulbs in Dining and Entry - Plan Permitting
- Pendant Lights Over Kitchen Island - Plan Permitting
- 48" Modern Linear Electrical Fireplace in the Living Room with Decorative Trim

### KITCHEN | STANDARD FEATURES

- Stainless Steel Slide-In Range
- Stainless Steel Dishwasher
- Stainless Steel Built-in Drawer Microwave
- 3 CM Granite or Siltstone Countertops
- Ceramic Tile Backsplash
- Walk-In Pantry (Plan Permitting)
- 42" Upper Cabinets with Crown Molding
- 34.5" Base Cabinets
- LED Disc Lighting and Pendant Lights - Plan Permitting
- Stainless Steel Kitchen Undermount Sink
- Garbage Disposal

### HOA

- \$480 Annually

### EXTERIOR | STANDARD FEATURES

- 30 Year Dimensional Shingles
- Stone Front Elevations - Plan Permitting
- Brick Sides - Plan Permitting
- 8' Garage Doors with Garage Door Openers & 2 Remotes
- Covered Porches and Patios
- Textured, Painted and Trimmed Garages
- Full Yard Sod with Front Flower Bed & Full Yard Sprinkler System with Rain Sensor
- Wood Privacy Fence with Metal Posts - Stained on Front
- Outside Water Hose Bibs
- Pull Down Attic Entry with Ladder
- Broom Finished Concrete Driveway

### BATHROOM | STANDARD FEATURES

- 3 CM Granite or Siltstone Countertops in All Bathrooms
- Free-Standing Tub in the Master Bathroom with Ceramic Tile Surround
- Ceramic Tile Walls with Acrylic Pan in the Master Bathroom Shower & Secondary Bathroom Showers.
- LED Disc Lights over the Shower and Tub
- Vanity Lights over Sinks
- Decorative Framed Mirrors in Bathrooms (Size Permitting)
- Elongated Toilets
- Elegant 8 Inch Spread Plumbing Fixtures
- 34.5" Base Cabinets in All Bathrooms

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- 50 Gallon Water Heater
- R-13 Fiberglass Batts in Exterior Walls
- R-38 Blown Fiberglass in Ceiling
- 15-Seer HVAC System (with Heat Pump)

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\*\*\*Builder reserves the right to change features without notice\*\*\*

Features As of 11/21/2023