

# Oak Ridge

## Standard Feature Sheet - Single Family Home



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### INTERIOR | STANDARD FEATURES

- Sand & seal concrete floor throughout
- 8 Foot plate around exterior walls
- 9 Foot vault in Living, Kitchen, Entry, and Primary Bedroom (per plan)
- 6'8" Interior doors
- Squared corners on walls & windows
- Two-tone Sherwin Williams paint throughout
- Medium Monterey drag texture
- Seagull LED disc lights throughout
- Ceiling fans in the Living Room and Master Bedroom.
- 1x6 Smooth pine baseboards & 1x4 smooth pine door casings
- Satin nickel electrical fixtures, bath hardware
- Schlage Stratus Ball Doorknobs
- Delta Stainless Steel Plumbing features

### KITCHEN | STANDARD FEATURES

- Stainless steel freestanding glass top range
- Stainless steel built-in dishwasher
- Stainless steel microwave & vent hood combo
- 3 CM Granite or Silestone countertops
- Ceramic tile kitchen backsplash
- 60/40 Stainless steel kitchen undermount sink
- Garbage Disposal
- 42" Upper cabinets with crown trim
- 34.5" Base Cabinets

### BATHROOM | STANDARD FEATURES

- 3 CM Silestone or Granite Countertops
- Stand up shower with glass doors & ceramic tile walls in the Primary Bathroom
- Ceramic tile walls in the Secondary tub/shower combo
- Elongated Toilets
- 34.5" Base Cabinets

### EXTERIOR | STANDARD FEATURES

- 30-Year Owens Corning Architectural Oak Ridge Shingles
- Side and Rear fiber cement board and batten with a 25-year warranty
- Front Elevation with a combination of rock, brick, and/or siding (per plan elevation)
- Modern 5 inch, raised nail on numbers
- Three-tone Sherwin Williams Paint with optional gel siding (per deco package)
- Covered Patios (Per Plan)
- 6'8" Six light craftsman style front door
- 6'8" Full glass rear door with integrated blind inserts
- 7' Garage Door
- Full Yard Bermuda sod with front yard flower bed
- Full yard programmable sprinkler system
- 1x6 Pressure treated cedar picket fence with wood posts and a 48-inch gate
- Weatherproof front and rear electrical outlets
- Outside water hose bibs
- PEX plumbing pipes
- Engineered post tension slab
- Broom finished concrete driveway

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Polyseal foam in all wall penetrations
- Stand Up 50 Gallon Water Heater
- R-13 fiberglass batt insulation in the exterior walls
- R-38 Blown Insulation in the flat ceiling
- R-22 Fiberglass batt insulation in slopes and under HVAC System unit
- 15-seer HVAC System with programable thermostat

### HOA

- \$240 Annually

(254) 217-8717

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

Features As of 11/02/2023

# Freedom Ranch

## Standard Feature Sheet - Single Family Home



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### INTERIOR | STANDARD FEATURES

- Sand & seal concrete floor throughout
- 8 Foot plate around exterior walls
- 9 Foot vault in Living, Kitchen, Entry, and Primary Bedroom (per plan)
- 6'8" Interior doors
- Squared corners on walls & windows
- Two-tone Sherwin Williams paint throughout
- Medium Monterey drag texture
- Seagull LED disc lights throughout
- Ceiling fans in the Living Room and Master Bedroom.
- 1x6 Smooth pine baseboards & 1x4 smooth pine door casings
- Satin nickel electrical fixtures, bath hardware
- Schlage Stratus Ball Doorknobs
- Delta Stainless Steel Plumbing features

### KITCHEN | STANDARD FEATURES

- Stainless steel freestanding glass top range
- Stainless steel built-in dishwasher
- Stainless steel microwave & vent hood combo
- 3 CM Granite or Silestone countertops
- Ceramic tile kitchen backsplash
- 60/40 Stainless steel kitchen undermount sink
- Garbage Disposal
- 42" Upper cabinets with crown trim
- 34.5" Base Cabinets

### BATHROOM | STANDARD FEATURES

- 3 CM Silestone or Granite Countertops
- Stand up shower with glass doors & ceramic tile walls in the Primary Bathroom
- Ceramic tile walls in the Secondary tub/shower combo
- Elongated Toilets
- 34.5" Base Cabinets

### EXTERIOR | STANDARD FEATURES

- 30-Year Owens Corning Architectural Oak Ridge Shingles
- Side and Rear fiber cement board and batten with a 25-year warranty
- Front Elevation with a combination of rock, brick, and/or siding (per plan elevation)
- Modern 5 inch, raised nail on numbers
- Three-tone Sherwin Williams Paint with optional gel siding (per deco package)
- Covered Patios (Per Plan)
- 6'8" Six light craftsman style front door
- 6'8" Full glass rear door with integrated blind inserts
- 7' Garage Door
- Full Yard Bermuda sod with front yard flower bed
- Full yard programmable sprinkler system
- 1x6 Pressure treated cedar picket fence with wood posts and a 48-inch gate
- Weatherproof front and rear electrical outlets
- Outside water hose bibs
- PEX plumbing pipes
- Engineered post tension slab
- Broom finished concrete driveway

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Polyseal foam in all wall penetrations
- Stand Up 50 Gallon Water Heater
- R-13 fiberglass batt insulation in the exterior walls
- R-38 Blown Insulation in the flat ceiling
- R-22 Fiberglass batt insulation in slopes and under HVAC System unit
- 15-seer HVAC System with programable thermostat

### HOA

- N/A

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Features As of 1/09/2024

# Mesa Ridge

## Standard Feature Sheet - Single Family Home



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### INTERIOR | STANDARD FEATURES

- Luxury Vinyl Plank in all Common Areas & Bathrooms
- Plush Scotchgard Carpet with ½ inch, 6LB pad (All Bedrooms & Bedroom Closets)
- 8 Foot plate around exterior walls
- 9 Foot Vault Ceilings in Living, Kitchen, Entry, and Primary Bedroom (Per Plan)
- 6'8" Interior doors
- Squared corners on walls & windows
- Two-tone Sherwin Williams paint throughout
- Medium Monterey drag texture
- Seagull LED disc lights throughout
- Ceiling fans in the Living Room and Master Bedroom.
- 1x6 Smooth Pine Baseboards & 1x4 Smooth Pine Door Casings
- Satin nickel electrical fixtures, bath hardware
- Schlage Stratus Ball Doorknobs
- Delta Stainless Steel Plumbing features

### KITCHEN | STANDARD FEATURES

- Stainless steel freestanding glass top range
- Stainless steel built-in dishwasher
- Stainless steel microwave & vent hood combo
- 3 CM Granite Countertops
- Ceramic tile kitchen backsplash
- 60/40 Stainless steel kitchen undermount sink
- Garbage Disposal
- 42" Upper cabinets with crown trim
- 34.5" Base Cabinets

### BATHROOM | STANDARD FEATURES

- 3 CM Granite Countertops
- Stand up shower with glass Sliding doors & ceramic tile walls in the Primary Bathroom
- Ceramic tile walls in the Secondary tub/shower combo
- Elongated Toilets
- 34.5" Base Cabinets

### EXTERIOR | STANDARD FEATURES

- 30-Year Owens Corning Architectural Oak Ridge Shingles
- Front Elevation with a combination of rock, brick, and/or siding (Per Plan Elevation)
- Modern 5 inch, raised nail on numbers
- Three-tone Sherwin Williams Paint with optional gel siding (Per Deco Package)
- Covered Patios (Per Plan)
- 6 LT Craftsman Style Front Door (Per Plan)
- 6'8" Full glass rear door
- 7' Garage Door
- Full Yard Bermuda sod with front yard flower bed
- Full yard programmable sprinkler system
- 1x6 Pressure treated cedar picket fence with wood posts and a 48-inch gate
- Weatherproof front and rear electrical outlets
- Outside water hose bibs
- PEX plumbing pipes
- Broom finished concrete driveway
- Engineered Post Tension Slab

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Polyseal foam in all wall penetrations
- 50 Gallon Water Heater(s) (Per Plan)
- R-13 BATT in the Exterior Walls
- R-38 Blown Insulation in the Attic
- 15-seer HVAC System with Smart Thermostat

### HOA

- \$250 Annually

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Features As of 3/08/2024

### **INTERIOR | STANDARD FEATURES**

- Luxury Vinyl Plank in Entry, Living, Dining, Kitchen, Laundry Room, Halls & Baths. Carpet in Bedrooms & Closets.
- 8' Plate around Exterior Walls
- 9' Vault in Master Bedroom, Kitchen, Living & Entry (Per Plan)
- 6'8" Interior, Front & Back Door
- Squared Corners on Walls & Windows
- Two Tone Paint
- 42" Upper Cabinets in Kitchen with Crown
- Raised Sinks in All Bathrooms (34.5" Lower Cabinets)
- LED Disc Lights in the Living Room, Kitchen, Dining Room & Entry
- LED Disc Lights & Ceiling Fan without Light in the Living Room and Master Bedroom
- Secondary Bedrooms LED Disc Lights (Block & Wired for Ceiling Fans)
- Satin Nickel Ball Doorknobs
- Chrome Plumbing Fixtures
- 3.5" Colonial Baseboards

### **KITCHEN | STANDARD FEATURES**

- Stainless Steel Freestanding Glass Top Range
- Stainless Steel Built-in Dishwasher
- Stainless Steel Microwave & Vent Hood Combo
- 2 CM Granite or Siltstone Countertops
- Ceramic Tile Backsplash
- Stainless Steel Kitchen Undermount Sink
- Garbage Disposal
- Cabinet Hardware on Kitchen Cabinets

### **BATHROOM | STANDARD FEATURES**

- 2 CM Granite or Siltstone Countertops with 4" Backsplash in All Bathrooms
- Walk-in Shower in Master Bathroom
- Ceramic Tile Walls in the Master Bathroom Shower
- Steel Tub with Ceramic Tile Walls in the Secondary Bathrooms
- LED Disc Lights over the Shower, Vanities, and Tub
- Elongated Toilets

### **EXTERIOR | STANDARD FEATURES**

- 3 Tab Shingles
- 4-Sides Siding with Front Elevation Brick Wainscot
- Two Tone Paint
- Covered Porches and Patios – Per Plan
- Primed Garages
- Full Yard Sod & Irrigation with Landscaping
- Wood Privacy Fence with Wood Posts
- Weatherproof Front and Rear Electrical Outlets
- Outside Water Hose Bibs
- Broom Finished Concrete Driveway

### **ENERGY-SAVING | STANDARD FEATURES**

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Stand Up Water Heater
- R-13 BATT in the Exterior Walls
- R-38 Blown Insulation in the Attic

# Valley at Great Hills

Standard Feature Sheet - Single Family Homes



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## **INTERIOR | STANDARD FEATURES**

- Luxury Vinyl Plank in Entry, Living, Kitchen, Dining, Utility Room, & Bathrooms
- Carpet in All Bedrooms & Closets
- 8' Plate around Exterior Walls
- 9' Vault in Master Bedroom, Kitchen, Living & Entry (Per Plan)
- 6'8" Interior Doors
- Squared Corners on Walls & Windows
- Two Tone Paint Throughout
- LED Disc Lights Throughout
- Ceiling Fan in the Living Room and Master Bedroom.
- Satin Nickel Electrical Fixtures, Bath Hardware, & Ball Doorknobs
- Chrome Plumbing Fixtures
- 3.5" Colonial Baseboards
- 2" White Faux Wood Blinds on all Operable Windows

## **EXTERIOR | STANDARD FEATURES**

- 3 Tab Shingles
- 4-Sided Siding with Front Elevation Brick Wainscot (Per Plan)
- Two Tone Paint
- Covered Patios (Per Plan)
- 6'8" 2 Panel Front Door
- 6'8" Back Door with Half Light Mini Blind Insert
- Primed Garages
- Garage Door Openers with 2 Remotes
- Upgraded Lead Plumbing Pipe Cover Boots on Roof
- Full Yard Sod
- Full Yard Sprinkler System
- Front Yard Flower Bed
- Wood Privacy Fence with Wood Posts
- Weatherproof Front and Rear Electrical Outlets
- Outside Water Hose Bibs
- Broom Finished Concrete Driveway

## **KITCHEN | STANDARD FEATURES**

- Stainless Steel Freestanding Glass Top Range
- Stainless Steel Built-in Dishwasher
- Stainless Steel Microwave & Vent Hood Combo
- 2 CM Silestone or Granite Countertops
- Ceramic Tile Backsplash
- Stainless Steel Kitchen Undermount Sink
- Garbage Disposal
- 42" Upper Cabinets with Crown Trim

## **BATHROOM | STANDARD FEATURES**

- 2 CM Silestone or Granite Countertops in All Bathrooms
- Stand Up Shower with Glass Door in Master Bathroom
- Ceramic Tile Walls in the Master Bathroom Shower
- Steel Tub with Ceramic Tile Walls in the Secondary Bathrooms (Per Plan)
- 34.5" Base Cabinets (Raised)
- Elongated Toilets

## **ENERGY-SAVING | STANDARD FEATURES**

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Stand Up 50 Gallon Water Heater
- R-13 BATT in the Exterior Walls
- R-38 Blown Insulation in the Attic
- 15-seer HVAC System

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Features As of 07/10/2023