

Dawson Ranch & Bell County

Features may vary and are subject to change without notice or prior obligation.
Last Updated 2/27/2018

KITCHEN

- **GE Stainless or Slate Slide-In Double Oven Range**
- GE Stainless or Slate microwave 1.5 cubic foot spacemaker **venting to home exterior**
- 4 level power GE Stainless or Slate dishwasher
- Heavy duty garbage disposal
- **Custom Knotty Alder cabinets with under counter lighting and upgraded 42" upper cabinets**
- **Granite countertops** – Allowance of \$34/ft²
- Ceramic subway tile backsplash
- Undermount Stainless sink faucet with vegetable sprayer
- Ceramic tile flooring – Allowance of \$5.50/ft² installed (includes labor and materials)
- LED flush mount lighting (*per plan*)
- **Pendant lights over breakfast bar** (*per plan*)
- **Rock or painted wood facade under breakfast bar**

BATHS

- **Granite vanity tops in all baths with Delta oil rubbed bronze plumbing fixtures and undermount sinks**
- Master Tub
 - Marble garden tub in master bath with ceramic tile surround splash and cultured marble skirt (*per plan*)
 - Acrylic drop in tub with tile surround (*per plan*)
- Ceramic tile shower with surround splash and framed clear glass shower door
- 36" tall custom Knotty Alder cabinets
- Ceramic tile flooring in all baths
- Marble tub with ceramic tile surround splash in hall bath
- Pedestal vanity in powder bath (*per plan*)
- **Decorative framed mirrors with oil rubbed bronze lighting in all baths**

- LED Light over shower and tub
- Over the toilet upper cabinet in master bathroom and hall bath(s)

ENERGY SAVING FEATURES

- Energy-saving Lennox heating and cooling system (14 Seer)
- Energy-saving Low E vinyl windows
- Energy-saving polycel foam sealant used around all bottom and top plates, windows, doors, etc.
- Energy-saving insulated exterior doors with adjustable thresholds
- Energy-saving 50 gallon water heater
- Energy-saving R-13 wall batt insulation in walls
- Energy-saving R-38 blown insulation in attic
- Energy-saving house wrap over wafer board
- **Solar board roof decking**

Interior Features

- Spacious Master Bedroom with walk-in closet
- **Built-in shoe rack in Master Closet**
- Pre-wired for TV in living and all bedrooms
- Pre-wired for phone in kitchen or study (*per plan*)
- Pre-wired for security
- Two-tone interior paint with crown molding in living room, entry, formal dining, and study (*per plan*)
- Painted study doors (*per plan*)
- **Utility room with an upper 42" cabinet and shelf and clothes rod**
- Plush Mohawk carpet with stain-resistant protection with 6 pound ½" pad
- Orange peel drag texture on walls
- **Oil rubbed bronze ceiling fans in all bedrooms**
- Hollow core interior doors with oil rubbed bronze hinges and door knobs
- Pull-down attic stairway
- 10 ft. high custom cultured ceiling in living room
- Custom designed floorplans

- Privacy locks on all baths and bedroom doors
- **42 inch wood burning fireplace with rock facade or painted double mantle and tile surround**

STANDARD EXTERIOR FEATURES

- Weatherwood Dimensional 30-Year Shingles
- **4-sided brick with rock accents**
- Brushed concrete driveway and walkway
- Wayne Dalton metal garage door with **automatic opener and keypad**
- Weatherproof front and rear electrical outlets
- **6'8" tall wood frame prefinished fiberglass exterior door with 8' fiberglass and deadbolt** with miniblind insert
- Two-tone exterior trim color
- Water hose bib on each side of home (4)
- Covered porches and patios
- Flood lights on back corners
- Ten year Warranty from StrucSure Home Warranty
- One year builders warranty
- Standard yard features (*per lot*)
 - Fully sodded front yard with one 2" caliper tree (*if no existing trees*)
 - Up to 30 ft. sodded back yard from rear of house
 - Flower beds across front of house with rock edging
 - Up to 10 3 gallon plants
 - Automatic sprinkler system with rain sensor for all sodded areas and flower beds
 - Privacy fence (*per lot*)

Buyer _____

Builder _____

Date _____