

Included Features



Fulshear Lakes

ELEGANT INTERIORS

- PPG Painted™, Monterrey Drag Textured Walls & Ceilings
- Designer Chrome Lighting Package
- Kwikset® Chrome Door Levers
- Squared Sheetrock Corners
- Luxury Vinyl Plank Flooring in Kitchen, Entry, Utility, and Bathrooms. Carpet in Bedrooms.
- Modern Railing Stair Parts
- All Bedrooms Blocked and Wired for Ceiling Fans
- Telephone Jack in Master Bedroom
- USB Wall Charger in Kitchen and Master Bedroom
- Cable Outlets in Family Room and Master Bedroom
- Carbon Monoxide and Smoke Detectors Per Code
- 9' Ceilings

SPACIOUS KITCHENS

- Subway Tile Backsplash
- 42" Shaker Style Cabinets w/ Crown Molding and Bump-out Over Range
- Under-Cabinet Lighting
- Granite Countertops w/ Square Edge
- Stainless Steel Dishwasher, Free Standing Gas Range and Microwave
- 8" Stainless Steel Sink with Garbage Disposal
- Energy Saving LED Lighting
- Pantry
- Moen® Chrome Plumbing Fixtures

QUALITY CONSTRUCTION

- Secure Tongue and Groove Subfloor*
- 1-2-10 Year Warranty Programs
- 3rd Party Inspections
- Professionally Engineered Post-Tension Foundation
- Pre-Wired for Garage Door Opener

LUXURY BATHS

- Coordinating Shaker Style Cabinets
- Cultured Marble Countertops with Integrated Dual Rectangular Bowls
- 13" Ceramic Tile Surrounds
- Enclosed Shower w/ Glass Door and Separate Garden Tub in Primary Bath
- Elongated Commode in Primary Bath
- Durable Enameled Steel Tub in Secondary Baths
- Porcelain Pedestal Sink in Powder Room*

**Varies Per Plan. We reserve the right to change specifications and designs without notice.*

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ENERGY SAVING FEATURES

- 16 SEER HVAC System
- Radiant Barrier Roof Decking
- White Vinyl Double Pane, Low-E Windows
- Honeywell® Programmable Touch-Screen Thermostat
- Insulation
 - Blown R-38 in Flat Areas
 - R-22 Batts in Slopes
 - R-13 Batts in Walls
- Electric Dryer Connections in Utility Room
- PEX Hot & Cold-Water Lines
- Rheem® High Efficient Tankless Gas Water Heater
- Energy Star® Certified-Media Filter and Jumper Ducts in All Bedrooms

DISTINCTIVE EXTERIORS

- Stone Accented Elevations
- Two-Toned Paint
- Owens Corning® 30 Yr Architectural Shingles
- James Hardie® Fiber Cement Siding, Soffit, and Fascia*
- Mahogany Charcoal Entry Door with Glass Inserts
- Decorative Coach Lighting
- Full Bermuda Sod
- Full Irrigation System
- Full Landscaping Package
- (3) Anti-Siphoning Hose Bibs with Side Gate
- 6' Privacy Fence
- Decorative Finished Garage Door with Glass Inserts

PERSONAL ATTENTION

- (3) Scheduled Buyer Walks
- Scheduled Interior Selections Meeting on Dirt Sales

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