



Experience is Everything™

# Quality Features

## Rosebrook - Whitehouse

Features subject to change with out notice. Please discuss features with your New Home Specialists.

12/19/2014

### Neighborhood Featured Highlights

- \* Roof Pitch (Raised to 8:12)
- \* Decorative Street Tree
- \* Complete automatic sprinkler system with digital controls
- \* Home Owners Association
- \* Neighborhood Restrictions
- \* Curbed & guttered streets with neighborhood sidewalks
- \* Upgraded flowerbeds (Level 2)
- \* Bermuda sod (Complete Yard)
- \* Gutters (Partial)
- \* Beautiful landscaped entry
- \* Easy access to shopping and entertainment nearby
- \* Lake Tyler Nearby
- \* Masonry Mailbox
- \* Whitehouse ISD
- \* Neighborhood common areas with Park area
- \* City Sewer & Water
- \* City Fire & Police Protection
- \* 6' Fence & gate (Complete: tied into existing boundary fences)  
(Fence Standard on non-greenbelt lots only)

### Standard Quality Features

#### Customer Service

- \* Dedicated New Home Specialists
- \* Detailed Homeowner's Manual
- \* 2/11 month complementary warranty inspections
- \* One year workmanship, & Two year mechanical warranty
- \* Ten year structural warranty
- \* Free plan, & custom changes (System Ready Options Only)

#### Personalized Selections

- \* Exterior colors, Brick, Trim, Door, Window, & Shutter Colors
- \* Interior flooring selections
- \* Countertop type and color choices
- \* Custom cabinet style, wood, and stain choices
- \* [SHERWIN WILLIAMS] eggshell finish wall paint
- \* Lighting and wiring packages available
- \* Appliance type and color selections

#### Energy Savings Features

- \* R-30 blown insulation in attic / R-13 Batts in walls
- \* Energy saving digital thermostats
- \* Moisture controlling house wrap
- \* [KRESTMARK] - Low E vinyl windows

#### Kitchen

- \* Custom wood cabinets with multiple choices
- \* Double bowl, deep 8" stainless steel sink
- \* Dedicated ice maker line to Refrigerator
- \* [WILSONART] laminate countertops
- \* [WHIRLPOOL] appliances, Elec. Range, Microwave with double charcoal filter, Disposal & Dishwasher
- \* Spacious Pantries (Per Plan)
- \* Light above Kitchen Sink

#### Exterior Features

- \* [BORAL] 100% Clay Bricks
- \* Gutters or diverters over all doorways
- \* [LP Smart Siding] with 5/50 year warranty
- \* Exterior plugs in front and rear
- \* Hose bibs on side and rear of home
- \* 25 year shingles
- \* 50 gallon hot water heater
- \* [DAIKIN] 16 SEER air conditioning unit
- \* Engineered Post-Tension Foundation

#### Interior Features

- \* [MOHAWK] Carpet with 6 lb. Pad
- \* Orange peel textured ceilings and walls
- \* Sloping and vaulted ceilings (varies by plan)
- \* 3 1/2" base boards
- \* Garage Door Opener, Remotes, & Crush Sensors
- \* Solid Brass 8" spread bathroom faucets
- \* Water saving elongated commodes
- \* Uponor Plumbing system
- \* [LASCO] fiberglass textured bath tubs and showers
- \* Vinyl plank floors in wet areas
- \* Attic access stairway
- \* 8 custom interior door styles to choose from
- \* Custom wood cabinets with multiple choices
- \* Carbon Monoxide Detectors in Hallways

#### Living Room / Family Room

- \* Ceiling fan in Living Room
- \* Stain resistant carpet with 6 lb. Pad
- \* Sloping / Vaulted ceilings (varies by plan)
- \* RG6 Cable, and Cat 5 phone line

#### Dining Room

- \* Stain resistant carpet with 6 lb. Pad
- \* Sloping / Vaulted ceilings (varies by plan)

#### Master Bedroom

- \* Sloping / Vaulted ceilings (varies by plan)
- \* Braced for ceiling fan
- \* RG6 Cable, and Cat 5 phone line

#### Master Bathroom

- \* Cultured marble counter tops
- \* Soaking garden tub / shower
- \* Vinyl plank flooring
- \* Solid Brass 8" spread bathroom faucets
- \* Elongated Toilets

#### Secondary Bathroom

- \* Vinyl plank flooring
- \* Cultured marble countertops
- \* Solid Brass 8" spread bathroom faucets
- \* Elongated Toilets

#### Secondary Bedrooms

- \* Braced for ceiling fans
- \* Stain resistant carpet with 6 lb. Pad

\* Ask us about ENERGY STAR®  
\* FHA / VA / USDA Approved Builder