



Experience is Everything™

Quality Features

Springhill Gardens - Longview

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

12/19/2014

Neighborhood Highlights

- * Quick access to Gilmer Road & Loop 281
- * Expansive Oversized Lots
- * Easy access to shopping and entertainment nearby
- * City Sewer & Water
- * Located within highly-acclaimed Spring Hill ISD
- * City Fire & Police Protection
- * Curbed & guttered streets

Restrictions - Included Features

- * Neighborhood Restrictions
- * 6' Fence & gate (Complete: tied into existing boundary fences)
- * Restrictions - Grass Sod (Front Yard Only)
- * Restrictions - Decorative Landsaped Flowerbed
- * Other - Decorative double mailbox (Wrought Iron)
- * Peace of mind - Trustworthy Schedule with realistic closing date
- * Peace of Mind - Dependable, Reliable, & Trustworthy Builder

Site Specific - Included Features

- * Site Specific - Electrical, Water, & Sewer lines Included
- * Site Specific - Permits, EPA, Tap & Inspection fees Included
- * Site Specific - Concrete Drive and approach Included
- * Site Specific - Lot Clearing & Pad Included
- * Site Specific - Soil Investigation
- * Peace of mind - Fixed cost pricing
- * Peace of mind - Innovated Management Systems = consistency

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 / ACME] 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