



# Quality Features ~ Alpine Meadows-1

**Your Home! Your Way! Conaway Homes!**

Features subject to change with out notice. Please discuss features of your new home with your New Home Specialists. **Last updated 5-26-2010**

## Neighborhood Featured Highlights

- \* 6' privacy fence with gate (Complete)
- \* Bermuda sod (Front yard to fence line)
- \* Neighborhood common areas
- \* City Sewer & Water
- \* City Fire & Police Protection
- \* Curbed & Guttered Streets
- \* Close to UT Longview Campus
- \* Decorative Flowerbed
- \* Gutters (Full)
- \* Easy access to Mall, Shopping and entertainment
- \* Picturesque Pond on property
- \* Quick access to Loop 281, US 259, HWY 80, & I-20
- \* Close proximity golf courses & driving range
- \* Beautiful rolling terrain
- \* Upgraded mailbox (Decorative wrought iron)
- \* Located within highly-acclaimed Hallsville ISD
- \* Large homesites
- \* Neighborhood Restrictions
- \* Just minutes away from 2 major hospitals/physicians' offices

## Standard Quality Features

### Customer Service

- \* Dedicated New Home Specialists
- \* Detailed Homeowner's Manual
- \* 2 month, 11 month proactive home walk through
- \* One year workmanship, & Two year mechanical warranty
- \* Ten year structural warranty

### Personalized Selections

- \* Exterior colors, Brick, Trim, Door, Window, & Shutter Colors
- \* Interior flooring selections
- \* Counter top type and color choices
- \* Cabinet style 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 in insulation in attic
- \* R-13 batted insulation in walls
- \* Moisture controlling house wrap
- \* Atrium - Low E vinyl windows

### Kitchen

- \* Brandom flat panel Cabinets
- \* Double bowl 6" stainless steel sink
- \* Dedicated ice maker line to Refrigerator
- \* Formica brand laminate counter tops
- \* Whirlpool appliances, Electric Range, Venthood Disposal & Dishwasher
- \* Spacious Pantries (Per Plan)

### Exterior Features

- \* Boral 100% Clay Brick
- \* 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
- \* 20 year shingles
- \* 50 gallon hot water heater
- \* Trane 13 SEER air conditioning unit
- \* Personalized cast stone address block
- \* Engineered Post-Tension Foundation

### Interior Features

- \* SHAW Carpet with 6 lb. Pad
- \* Orange peel textured ceilings and walls
- \* Sloping and vaulted ceilings (varies by plan)
- \* 3 1/2" base boards
- \* Wired for Garage Door Opener
- \* Price Pfister single action chrome faucets
- \* Water saving commodes
- \* Manabloc Plumbing system
- \* Lasco tile textured bath tubs and showers
- \* Vinyl floors in wet areas
- \* Attic access stairway
- \* 2 Panel arch top interior doors

- \* **Every Conaway Home is ENERGY STAR® qualified**
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### Living Room / Family Room

- \* Braced for ceiling fan
- \* SHAW Carpet with 6 lb. Pad
- \* Sloping / Vaulted ceilings (varies by plan)
- \* Wired for cable and phone

### Dining Room

- \* SHAW Carpet with 6 lb. Pad
- \* Sloping / Vaulted ceilings (varies by plan)

### Master Bedroom

- \* Sloping / Vaulted ceilings (varies by plan)
- \* Braced for ceiling fan
- \* Wired for cable and telephone

### Master Bathroom

- \* Cultured marble counter tops
- \* Lasco tub / shower
- \* Vinyl flooring
- \* Price Pfister Single Action Chrome Faucets

### Secondary Bathroom

- \* Vinyl flooring
- \* Cultured marble counter tops
- \* Price Pfister Single Action Chrome Faucets

### Secondary Bedrooms

- \* Braced for ceiling fans
- \* SHAW Carpet with 6 lb. Pad