



Quality Features ~ Rosebrook-3

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 1-26-2012**

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' Privacy fencing included (Non Greenbelt lots only)

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
- * Free plan, & custom changes (System Ready Options Only)

Personalized Selections

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

Kitchen

- * Custom wood cabinets with multiple choices
- * Double bowl, deep 8" stainless steel sink
- * Dedicated ice maker line to Refrigerator
- * Formica brand laminate counter tops
- * Whirlpool appliances, Electric Range, Microwave with double charcoal filter, 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
- * 25 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
- * Garage Door Opener, Remotes, & Crush Sensors
- * Solid Brass 8" spread bathroom faucets
- * Water saving elongated 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
- * Custom wood cabinets with multiple choices

* **Ask us about ENERGY STAR®**

Living Room / Family Room

- * Braced for ceiling fan
- * SHAW Carpet with 6 lb. Pad
- * Sloping / Vaulted ceilings (varies by plan)
- * RG6 Cable, and Cat 5 phone line

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
- * RG6 Cable, and Cat 5 phone line

Master Bathroom

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

Secondary Bathroom

- * Vinyl flooring
- * Cultured marble counter tops
- * Solid Brass 8" spread bathroom faucets
- * Elongated Toilets

Secondary Bedrooms

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