



Experience is Everything™

Quality Features

The Brooks at Cumberland Park - Tyler

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

11/19/2020

Neighborhood Featured Highlights

- * 6' Fence & gate (Complete: tied into existing boundary fences)
- * Gas Available
- * Decorative Street Tree
- * Curbed & guttered streets
- * Home Owners Association
- * City Sewer & Water
- * Upgraded flowerbeds (Level 2)
- * Bermuda sod (Complete)
- * Roof Pitch (Raised to 8:12)
- * Decorative front door entry handle set
- * Neighborhood common areas
- * Neighborhood sidewalks
- * City Fire & Police Protection
- * Upgraded mailbox (Masonry)
- * Automatic sprinkler system with digital controls (Complete)
- * Gutters (Partial)
- * Beautiful landscaped entry
- * Whitehouse ISD
- * Easy access to shopping and entertainment areas

Standard Quality Features

Customer Service

- * Dedicated New Home Specialists
- * Detailed Digital Homeowner's Manual
- * 1/11 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-32 blown insulation in attic / R-13 Batts in walls
- * Energy saving digital thermostats
- * Moisture controlling house wrap
- * [KRESTMARK] - Low E vinyl windows

Kitchen

- * Cabinets with multiple style & color choices
- * Double bowl, deep 8" stainless steel sink
- * Dedicated ice maker line to Refrigerator
- * 3 cm Granite Countertops
- * [WHIRLPOOL] appliances, Elec. Range, Microwave with double charcoal filter, Disposal & Dishwasher
- * Spacious Pantries (Per Plan)
- * Light above Kitchen Sink

Exterior Features

- * Engineered Post-Tension Foundation
- * [BORAL] 100% Clay Bricks
- * [HARDIE PLANK] Firber cement board siding
- * 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

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
- * 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 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 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