

The Summit at Alamo Ranch

The Texas Reserve Collection Everything's Included Standard Features

Interior Features

- 9 foot or higher ceilings, per plan
- Santa Fe arched-panel interior doors
- 2" faux wood blinds on all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag texture
- Brushed Nickel lever door hardware
- Satin Nickel ceiling fans in family room, game room, per plan
- Minimum of two carbon monoxide detectors
- Smoke detectors in all bedrooms
- 80% CFL bulbs
- Low VOC paint
- Oak handrails
- Wrought iron balusters
- Direct vent fireplace with cast-stone surround, per plan
- 18" x 18" or bigger tile floors in entry, kitchen & breakfast nook, family, all baths and utility room, per plan
- Half-inch Aspen carpet pad
- Low VOC stain-guard, continuous filament carpet in study, bedrooms & game room, per plan
- Crown moulding at foyer, master bedroom, family room, per plan
- Decora switches
- Bowed wall option at master bedroom, per plan
- Hardwood floor in dining room, per plan
- Larger baseboards

Kitchen Features

- Complete GE Energy Star® Stainless Steel Appliance Package
 - Microwave vented to exterior
 - Cooktop and built-in oven
 - Multi-cycle dishwasher
- 42" cabinets with crown moulding and under cabinet lighting
- WaterSense certified single-lever faucet with pull-out sprayer
- Stainless steel sink with garbage disposal
- Recessed lighting with CFL lamps
- Granite countertops with undermount sink
- Kitchen backsplash with 3x6 or 4x4 tumbled stone

Technology

- Programmable thermostat with humidity control
- Security system prewire only
- CAT-5 telephone outlet in kitchen, master bedroom and study, per plan
- Pre-wired for cable in family room, master bedroom, game room and media room, per plan

Bathroom Features

- Garden tub in master bathroom
- Separate shower with tile surround in master bathroom
- Door at master bathroom water closet
- Tile surrounds in baths of all secondary bathrooms
- Cultured marble vanity tops with square sink at masterbath and all secondary bathrooms
- WaterSense® certified faucets, shower heads and dual-flush elongated commodes in all bathrooms
- Brushed nickel plumbing fixtures, lights & accessories in bathrooms
- 42" flat mirror in master bathroom and secondary baths

Exterior Features

- Covered patio, per plan
- MasterGrain 3/4 lite front door
- Interior garage painted
- Landscape package with backyard cedar fencing - sod front & back yards
- Irrigation System with rain sensor
- Low-maintenance fiber-cement siding & soffit with 30-year warranty

Insulation Specifications

- R-13 walls
- R-22 sloped ceilings
- R-30 flat ceilings (where accessible)
- R-10 folding Energy Star® attic stairs with compression fitting

Construction Features

- ALL homes Energy Star Certified
- 4 sides masonry
- 14 SEER HVAC system
- MERV 10 media filter
- PEX plumbing system
- Pre-plumb for future water softener
- Garage opener with two remotes
- Window sills at all windows
- Insulated Low-E glass vinyl windows
- Radiant barrier roof decking
- Roof ridge ventilation & air vents
- High quality composition shingles with 30-year warranty
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Independent third party, code-certified inspection process

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