

# Morningstar 50's

Fort Worth, Texas 76008

## Interior Features

- Home is<sup>SM</sup> Connected-America's Smart Home<sup>SM</sup> (See Reverse side for details)
- Level 2 Ceramic tile flooring at Entry, Halls (per plan), Utility, Kitchen/Breakfast and Bathrooms
- Continuous filament stain and soil resistant carpet with ½" pad
- Iron spindles on stairs (per plan) with stained handrail
- Rounded sheetrock corners excluding windows
- Engineered quartz vanity top with double undermount sinks in Bath 1
- Oversized walk-in shower at Bath 1
- Elongated commodes in all baths
- Pedestal sink in Powder Room (per plan)
- Wood shelving in all closets, pantry and Utility Room
- Bedroom 1, Family Room and Game Room (per plan will be blocked and pre-wired to accept fan/light
- Ceiling fans in Bedroom 1, Family Room and Game Room/Loft if applicable
- Raised panel interior doors
- Moen® chrome finish plumbing fixtures with lifetime warranty throughout
- Matching kitchen, utility room and vanity cabinets throughout the home
- Kwikset® brushed nickel interior & exterior door hardware
- Coordinating brushed nickel lighting package
- 5 ¼" base paint grade trim

## Kitchen Features

- 42" stained cabinets with crown molding
- Stainless steel appliances (dishwasher, oven, gas cooktop, and microwave - vented to exterior)
- Granite countertops
- Level 2 ceramic tile backsplash on diagonal
- Stainless steel undermount kitchen sink with garbage disposal
- Moen® chrome pull-out faucet

## Exterior Features

- Landscape package (includes front/side/back sod)
- Full sprinkler system with rain sensor
- Fully fenced rear yard with gate
- Covered Patio included or optional (per plan)
- Domestic kiln dried brick with buff mortar
- Composition shingles with 30-year limited warranty
- Full guttering
- Cast stone address plaque
- 8' Raised panel fiberglass stained front door
- Raised panel ½ lite back door
- Divided lite windows on front elevation
- Front porch light and two coach lights (per plan)
- Garage door opener(s) per plan

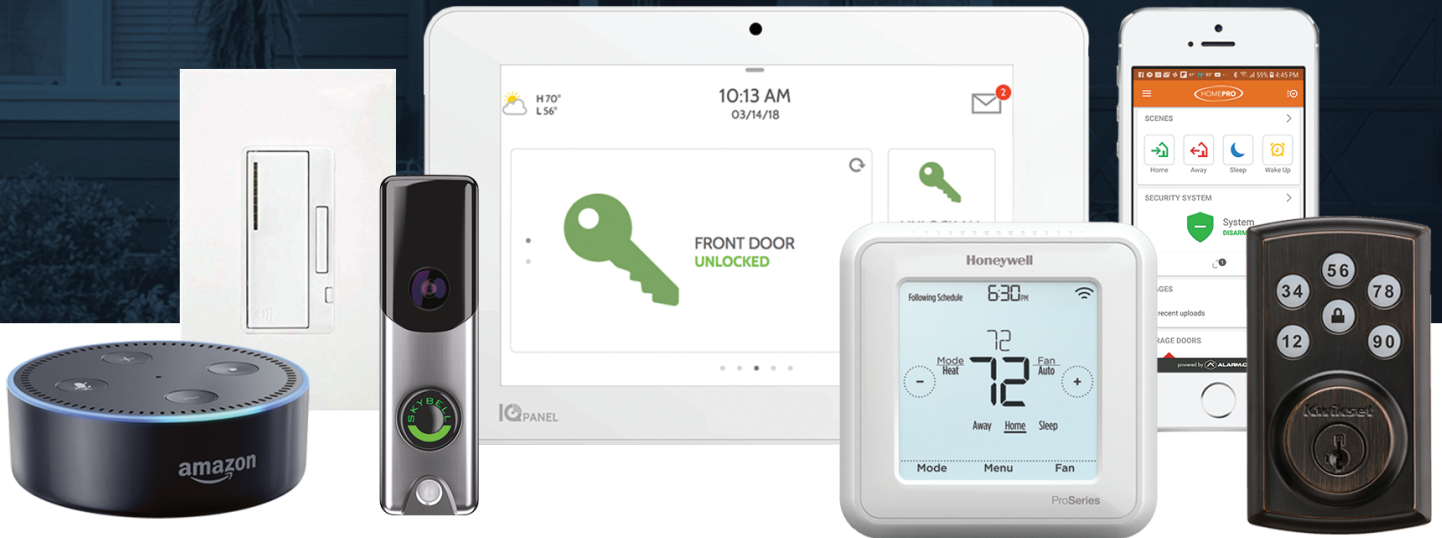
## Construction & Energy Features

- High-efficiency 16 SEER Carrier® air conditioning system with Honeywell T6 Pro Z-Wave™ thermostat
- Gas central heating
- 50-gallon gas water heater
- Square D™ surge protection
- Double pane, Low-E, vinyl windows with Argon gas
- LP Tech Shield® Radiant Barrier Roof
- Synthetic roofing underlayment
- R-15 fiberglass insulation in exterior walls
- R-22 insulation at sloped ceilings
- R-38 fiberglass insulation in flat ceiling areas
- Third party quality inspections for framing
- 10 Year Homebuyer's Warranty
- 2 Year limited Mechanical Warranty
- Fully sheetrocked and painted garage
- Smoke/carbon monoxide detectors installed per code
- Engineered post tension foundation
- All concrete to be 3500 psi
- Poly moisture barrier beneath slab
- Taexx built-in pest control system
- Bora-Care® application to protect building materials against wood destroying insects

[drhorton.com/texas/fort-worth](http://drhorton.com/texas/fort-worth)

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# Home is<sup>SM</sup> CONNECTED



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Monitor and control your home from your couch or from 500 miles away. Connect to your home with your smartphone, tablet or computer.

## **HOME LIFE CAN BE HANDS-FREE.**

It's never been easier to settle into a new routine. Set the scene with your voice, from your phone, through the Qolsys panel – or schedule it and forget it. Your home will always be there for you.

## **NO MORE BOXES OF USELESS TECH.**

Our priority is to make sure you have the right smart home system to grow with you. Our homes speak to Bluetooth, Wi-Fi, Z-Wave and cellular devices so you can sync with almost any smart device.

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