

Pecan Square

Northlake, TX 76247

Interior Features

- **Home is Connected + Canopy Smart Home** - Pecan Square
- 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
- Cultured marble vanity top with double sinks in Master Bath
- Oversized walk-in shower at Master Bath
- Elongated commodes in all baths
- Pedestal sink in Powder Room (per plan)
- Wood shelving in all closets, pantry and utility room
- Master bedroom, family room and game room (per plan will be blocked and pre-wired to accept fan/light
- Ceiling fans in Master Bedroom, Family Room and Game Room/Loft if applicable
- Raised panel interior doors
- **Moen®** chrome finish plumbing fixtures with lifetime warranty throughout
- Matching kitchen and vanity cabinets throughout the home
- **Kwikset®** brushed nickel interior & exterior door hardware
- Coordinating brushed nickel lighting package
- Gas fireplace with painted mantel and tile surround

Kitchen Features

- **36" stained cabinets with crown molding**
- **Frigidaire®** black appliances (microwave-vented to exterior, dishwasher & gas range)
- Granite countertops
- Ceramic tile backsplash
- 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 natural gray mortar
- Composition shingles with 30-year limited warranty
- Partial guttering
- Cast stone address plaque
- 6'8" Raised panel fiberglass stained front door
- Raised panel ½ lite back door
- Divided lite windows on front elevation
- Light at front door (per plan)
- Pre-wired for garage door opener

Construction & Energy Features

- **High-efficiency 16 SEER Carrier® air conditioning system with Honeywell T6 Pro Z-Wave™ thermostat**
- Gas central heating
- Tankless 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 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

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