

RICHLAND CROSSING

Richland Hills, Texas

STANDARD FEATURES

Exterior Design

- · Professionally engineered post tension foundation
 - High quality 30 year architectural shingles
- Custom architecturally designed elevations
- Custom address plaque
 - Raised panel fiberglass front door with designer brushed
- nickel hardware with smart door lock
- Fiber cement exterior siding
- · Stone accents per elevation (if applicable)
- · Landscaping per CCRs and City requirements
 - Full sprinklers

Gourmet Kitchen

- Quality 36" painted cabinets with crown molding, soft close drawers and doors, and cabinet
 - hardware.
- Stainless steel gas appliances (microwave with exterior vented hood, dishwasher & gas range)
- Granite countertops with straight edge
- Undermount stainless single bowl kitchen sink
- with garbage disposal
- DUPURE Platinum Pure drinking water system at kitchen sink

Bedroom 1 Ensuite

- · 5 ft. shower with surround (per plan)
- Non framed mirror over full length of vanity
- · Quartz vanity tops
- Shower enclosure with chrome trim and clear glass

Secondary Bath

- · Quartz vanity tops
- · Tub with surround
- Non framed
- · Ceramic tile (based on availability)

Powder Bath

- · Pedestal sink with decorative mirror
- · Elongated commode
- · Ceramic tile (based on availability)

Distinctive Interiors

- Name brand designer paint with glossy finsh on trim and doors
 - Fiberglass or metal back door
- · Ceiling fans in Bedroom 1 and Family Room

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- 2 panel interior doors
- · Plush carpet with 1/2" pad in bedrooms
- · Ceramic tile flooring at Entry, Hallways (per plan), Kitchen/
 - Breakfast, Family Room, Utility, and Bathrooms
- Matching cabinets throughout the home with 36" upper cabinets and 36" vanity cabinets in baths
 - (excluding powder baths)
- Security deadbolt locks on exterior doors
- · Kwikset® brushed nickel door hardware
- · Moen® chrome finish plumbing fixtues
- · Smoke detectors (per code) with battery back up
- · Full size washer/dryer connections
 - Elongated commodes in all baths

Energy Saving Features

- Name brand energy efficient heating/cooling system Zoned
 - heating/cooling
- · Honeywell Z-Wave™ thermostat
- · Rinnai Tankless Water Heater
- · Insulation package includes R-19 exterior walls, R-49 attic areas (R-19 for roof-line slopes, garage ceilings and under living areas)
- Polysealant anti-draft protection at windows, doors & plate
- · Energy efficient vinyl windows
- Square D™ surge protection
- Synthetic roofing underlayment

Bonus Features

- · Full Gutters
- · Water shut off valve inside home
- · Attic pull down stairs, one access
- Garage finish includes: sheetrock,
 - taped, bed, and paint
- Deako switches
- · Smart Home Package
- · Qolsys® Panel
- · Alarm.com® Video Doorbell
- · Amazon® Pop
- Learn in thermostat, door lock and
 - light switch

Optional Features

- Garage door opener
 - 2 Inch PVC white blinds
- Additional upgrade options may be available, please see the community sales manager for full details.



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