

Included Features

Lavaca Trail Estates

INTERIOR STANDARD FEATURES

- Hand Laid 18"x18" Ceramic Tile In Entry, Kitchen, Nook, Pantry, Utility Room, And All Baths
- Luxurious Carpet With Half Inch Pad
- High Profile 5 1/4 Inch Baseboards With Scroll Top
- Elegant Crown Moulding In Entry (Per Plan), Study, Dining Room, Great Room, And Owner's Retreat
- Dining Room Includes Chair Rail and Plaque Moulding
- High Quality, Satin Enamel Paint With Lacquer Undercoat On All Wood Work
- Fine 8 Foot (Downstairs) Two Panel Roman Interior Doors
- Oil Rubbed Bronze Lever Interior Door Hardware
- Oil Rubbed Bronze Plumbing Fixtures and Bath Accessories
- Full Security System On All Exterior Doors And Operable Windows With 2 Keypads And Attic Siren
- Custom-Built, Satin Finished Stained Cabinets
- Raised Panel "Picture Frame" Cabinet Doors With Hidden European Style Hinges
- 42 Inch Gas Starter Fireplace
- Pre-Cast Stone Custom Fireplace Hearth And Deluxe Mantle
- Oil Rubbed Bronze Lighting With Recessed Lighting
- Beautiful Cultured Marble Vanities In Baths
- Drag Textured Walls And Ceilings
- Distinctive Rounded Corners At All Interior Openings, Excluding Windows
- Tile Tub/Shower Enclosures In All Secondary Bathrooms
- Smooth Satin Stained Oak Handrail And Newel Posts
- Decorative Wrought Iron Balusters With Oak Starter Step
- Ceiling Fans With Light Kits In Great Room, Game Room (Per Plan), And Owner's Retreat
- Secondary Bedrooms Wired And Braced For Future Fans
- Elaborate "Decora" Electrical Switches And Plugs
- Pre-Wired With 3 Telephone Outlets, 2 Satellite Outlets, And 1 Cable Outlet, With Structured Wiring Cabinet
- Study Pre-Wired With A Multi Port Outlet (Per Plan)
- Smoke Detectors Interconnected With Battery Backups
- Pull Down Attic Stairways With Attic Lights (Per Plan)

GOURMET KITCHEN FEATURES

- Locally Crafted, Satin Finished Stained Cabinets
- Expansive 42 Inch Upper Cabinets With Crown Moulding
- Raised Panel "Picture Frame" Doors With Hidden European Style Hinges.
- Raised Side Panels With Rounded Fluted Corners
- 3cm Granite Countertops With Bullnosed Edges
- Double Compartment 8 Inch Deep Undermount Stainless Steel Sink
- Recessed Lighting
- Frigidaire 30" Stainless Steel Built-In Oven
- Frigidaire Stainless Steel Tall Tub Dishwasher
- Frigidaire Stainless Steel Microwave Oven
- Frigidaire 30" Stainless Steel Built-In Gas Cooktop
- High-Performance Venting Unit With Decorative Wood Hood
- Distinctive Oil Rubbed Bronze Delta® Plumbing Fixtures
- 1/3 Horsepower In-sink Disposal
- Ice-maker Connection

EXTERIOR STANDARD FEATURES

- Rugged Clay Fired, Kiln Dried, King Size Brick With Buff Mortar
- Architectural Custom, Split Roof Pitches (Per Plan)
- Covered Back Patio For Outdoor Relaxation (Per Plan)
- Bricked Floor Of Front Porch (Per Plan)
- Exposed Aggregate Concrete Patio, Driveway And Lead Walk
- Decorative Eight-Foot Entry Door
- Two Decorative Coach Lights On Front Of Home (Per Plan)
- Bermuda Sod Over The Entire Yard
- Classically, Professionally Landscaped Front Yard Including Three Large Trees
- Full Yard Programmable Sprinkler System
- Full Gutters Providing Increased Structural Integrity For Foundation
- High Quality Acrylic, Name Brand Exterior Paint That Reduces Fading
- Wide Selection Of Features Including Paint Color And Brick
- Pre-Cast Cultured Stone Address Plate
- Decorative Mailbox Per Community Standards
- Garage Door Opener For Each Door With Remote
- Two Exterior 110 Volt Weatherproof Outlets
- Oversized Texas Garage With Custom Wood Garage Door(s)

OWNER'S RETREAT FEATURES

- Double Raised Box Ceiling (Per Plan)
- Spacious Drop In Tub With Tile Surround
- Separate Shower (Walk-In, Per Plan) With Ceramic Tile Surround And Recessed Tile Floor
- Cultured Vanities With Custom Crafted Bowls
- Smooth Satin Stained Custom Cabinets
- Obscure Tempered Glass In Exterior Window (Per Plan)
- Picture Frame Mirrors
- Elegant Crown Moulding In Owner's Retreat

ENGINEERING & ENERGY EFFICIENT FEATURES

- 14 SEER Rated Trane® Zoned Heating And Air-Conditioning
- Gas Heat With Electric Spark Ignition
- Programmable Thermostat(s)
- Vinyl Low E Windows With Divided Light On Front Elevation
- Tech Shield® Radiant Barrier Roof Decking
- R-13 Fiberglass Insulation In All Exterior Walls
- R-22 Fiberglass Insulation In All Sloped Ceilings
- R-30 Blown Fiberglass Insulation In All Ceilings
- Zurn Pex® Water Pipe With Metal Flex Trim Pipe
- Critical Air Infiltration Openings Sealed With Expanding Polyurethane Foam
- Engineered Post Tension Foundation
- 50-Gallon, Gas Hot Water Heater
- Tongue And Groove OSB Subfloor Installed With Glue, Screws And Nails
- Sheetrock Fastened With Screws To Help Prevent "Nail Pops"
- Continuous Soffit Ventilation
- Limited 1-Year Workmanship, 2-Year Systems, And 10-Year Major Structural Defect Warranty