STYLECRAFT
Life is built here.

Edgewater

BRYAN, TX 77807



Questions?
979-690-1222

Stylecraft Included Features

BUILDER PROGRAMS

- Meet the Builder Meeting with Superintendent and Sales Representative (Not Applicable on Some Inventory Homes)
- Two Homeowner Meetings Before Closing (Home Orientation and Confirmation Tour)
- Professional Quality Assurance Program Home builder One-Year Warranty Program with Full-Time, Professional Warranty Department

KITCHEN + BATH

- Granite Countertops with Straight Edge in Kitchen
- 9" Stainless Steel, Under Mount Double Sink w/ Sprayer in Kitchen
- GE® Appliances: Range, Dishwasher, Vented Micro- Hood
- Disposal
- Delta® Chrome Faucets
- Chrome Bath Accessories
- Comfort Height Cabinets/Vanity in Kitchen and all Baths
- 36" Tall Mirrors, Width Determined by Length of the Vanity (Per Plan)

SECURITY

- Schlage® Deadbolt Locks on Exterior Doors
- Smoke/Carbon Monoxide Detectors (Per Code)
- Flood Lights at Front and Back of House

ENERGY EFFICIENCY

- R-38 Blown Insulation in Ceiling
- R-15 Batt Insulation in Walls
- White Vinyl, Double Pane Insulated Windows W/ Half Screens and Double Locks (Operable Windows Only)
- Divided Light Windows on Front (Per Plan)
- Lomanco® Turbine Vent System
- Polyseal Foam in All Wall Penetrations
- Radiant Barrier Decking (Per Location)
- Programmable Thermostat
- Standalone Fresh Air System
- Blower Door/Air Duct Tests

ELECTRICAL

- Pre-Wired for CAT-6 Telephone (Per Plan, Per Region)
- Structured Wiring Box
- Pre-Wired For Garage Door Opener
- Kichler® Brushed Nickel or Black Light Fixtures
- Kichler® Ceiling Fan in Family Room
- Pre-Wire for Ceiling Fan in Bedrooms
- LED Disc Lighting in Kitchen

EXTERIOR + STRUCTURAL

- Engineered Foundation & Frame
- Nisus Bora- Care® Termite Treatment
- ThermoPly Sheathing System
- James Hardie® Cement Fiberboard Siding (Per Plan) W/30- Year Limited Warranty
- Siding Surrounding Front and Rear Entrances (Per Plan)
- Stone and/or Brick (Per Plan)
- Sidewalk from Front Door to Driveway (Approx. 42" Wide, Per Plan)

INTERIOR + FLOORING

- Interior Walls and Ceilings Painted Flat Latex Paint, 1 Standard Color
- 3" Door Casings
- Five-Panel Interior Doors
- Storage Shelf Above Washer/Dryer
- Shaw® Tile in Utility (Second Floor)
- Shaw® Carpet in Bedrooms, Closets, and Second Floor Living Spaces (Per Plan)
- Combo Closet Configurations (Primary Closet)
- 1 Rod, 1 Shelf Closet Configurations (Secondary Closets)

Signature - Included Features

KITCHEN + BATH

- Level 1 Black GE® Appliances
- 42" Upper Cabinets (Per Plan)
- Granite Vanity Countertops With Straight Edges and Rectangular Under Mount Sinks in All Baths
- Second Sink in Primary Bathroom in Plans Over 1800 Sq.Ft.
- Tile Surround, Fiberglass Floor, and Clear Glass in Primary Bathroom Shower (Per Plan)
- Garden Tub in Primary Bath w/ Tile Surround (Per Plan)
- Tile Surround in Secondary Tub/Shower Combo

INTERIOR + FLOORING

- 1x4" Baseboards, Painted
- Metal Stair Balusters (Per Plan)
- Level 2 Shaw® Click Vinyl Wood Plank in All First Floor Living Spaces, Utility, Kitchen Breakfast, Foyer, Dining, and Hallways (Per Plan)
- Level 2 Shaw® Tile Flooring in All Baths
- Base Trim in Garage

ELECTRICAL

- Kichler® Ceiling Fan in Primary Bedroom & Game Room (Per Plan)

EXTERIOR + STRUCTURAL

- Fiberglass Insulated Entry Door
- 1-Lite Fiberglass Rear Door

Edgewater Included Features

- Level 1 Builder's Landscape Package
- Full Yard St. Augustine Grass
- Full Yard Irrigation System
- One Tree (Type Per Builder)
- 25-Year 3-Tab Shingles
- Electric Community
- 50 Gal. High Recovery Water Heater
- 100 SF Concrete Patio (Unless Covered Porch Included)
- 6' Privacy Fence With Posts & Gate (Per Homesite)
- Community Mailbox System
- Bronze Address Plaque
- HOA Dues: $200 Per Year (Subject to Change)

The above included features are included in most plans. Some plans, however, may not have all features. Stylecraft reserves the right to change features and specifications without notice. See on-site Sales Executive for details. ©2026 Stylecraft. Revised date: 3.11.25