STYLECRAFT
Life is built here.

# Pagosa Springs

BRYAN, TX 77803



**Questions?**
979-310-0639

## 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)

## Traditions - Included Features

### KITCHEN + BATH

- Level 1 Black GE® Appliances
- 30" Upper Cabinets (Per Plan)
- Cultured Marble Countertops With Rectangular Under Mount Sinks in All Baths
- Level 1 Tile Surround, Fiberglass Floor, and Clear Glass in Primary Bathroom Shower (Per Plan)
- Level 1 Tile Surround in Secondary Tub/Shower Combo

### INTERIOR + FLOORING

- 1x4" Baseboards, Painted
- Sheetrock Half Walls at Stairs (Per Plan)
- Level 1 Shaw® Glue Down Vinyl Wood Plank in First Floor Living Spaces, Utility, Kitchen, Breakfast, Foyer, Dining, & Hallways
- Level 1 Shaw® Tile Flooring in Primary, Secondary, & Powder Baths (Per Plan)

### EXTERIOR + STRUCTURAL

- Fiberglass Insulated Entry Door
- Half-Lite Fiberglass Rear Door

## Pagosa Springs Included Features

- Level 1 Builder's Landscape Package
- Full Yard Bermuda Grass
- Full Yard Irrigation
- 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
- Black Address Plaque
- HOA: $450/year



*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: 11.20.25*