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

- 30" upper wood cabinets (per plan)
- 9" stainless steel, under mount double sink w/ sprayer in kitchen
- GE® appliances: Range, Dishwasher, Vented Micro-Hood
- Disposal
- Delta® Chrome Faucets
- Gerber® Elongated Toilets
- Chrome Bath Accessories
- Gentlemen's height wood cabinets/vanity in kitchen and all baths
- Cultured Marble vanity with rectangular under mount sinks in all baths
- 36" tall mirrors, width determined by length of the vanity (per plan)
- Walk-In shower with fiberglass walls and floor in primary bath

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
- R-30 Batt Insulation in Sloped Ceiling
- Barricade Thermobrace Sheathing System
- Elevate® 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
- 40 Gal. High Recovery Water Heater
- Standalone Fresh Air System
- Blower Door/Air Duct Tests

ELECTRICAL

- TV Cable in All Bedrooms & Living Spaces (Per Plan)
- Pre-Wired for CAT-5 Telephone (Per Plan, Per Region)
- Structured Wiring Box
- Pre-Wired For Garage Door Opener
- Copper Wiring
- 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 Post-Tension Foundation
- 25 Year 3 Tab Dimensional Shingles
- 16" On-Center Studs, All Walls
- Nisus Bora- Care® Termite Treatment
- Fully Wrapped Exterior Walls
- James Hardie® Cement Fiberboard Siding (Per Plan) W/30-Year Limited Warranty
- Stone and/or Brick (Per Plan)
- Sidewalk from front door to driveway(Approx. 42" Wide, Per Plan)
- Fiberglass Insulated Entry Door
- 6' wooden privacy fence and posts with gate (Per Lot)
- Siding Surrounding Front and Rear Entrances (Per Plan)
- Gutters at Front Elevation (Where Applicable, Per Plan)
- 5'x 5' Rear Concrete Patio (Unless Covered Porch Included)

INTERIOR + FLOORING

- Granite countertops with straight edge in kitchen
- Interior walls and ceilings painted flat PPG® latex paint, 1 standard color
- 1x4" Baseboards, Painted
- 3" Door Casings
- Two-panel interior doors
- Storage shelf above washer/dryer
- Shaw® Tile in utility (second floor)
- Level 1 Shaw® glue down vinyl wood plank in first floor living spaces, utility, kitchen, breakfast, foyer, dining, hallways, and all baths (per plan)
- Shaw® carpet in bedrooms, closets, and second floor living spaces (per plan)
- Built-in shelf system in closets (per plan)

Townhomes at Yaupon Trails Included Features

- Level 1 Stainless Steel GE® Appliances
- Level 1 Builder's Landscape Package
- Full Yard St. Augustine Grass
- Full Yard Irrigation System
- One Tree (Type Per Builder)
- Kichler® Brushed Nickel Light Fixtures
- 42" Upper Wood Cabinets (Per Plan)

- Upper Cabinet Over Refrigerator
- Quartz Countertops with Eased Edges Throughout
- Decorative Tile Backsplash in Kitchen
- Level 2 Shaw® Click Vinyl Wood Plank in All First Floor Living Spaces, Bedrooms, Bathrooms, Utility, Kitchen, Breakfast, Foyer, Dining, and Hallways (Per Plan)
- Shaw® Tile in Second Floor Bathroom
- Sheetrock Half Walls at Stairs (Per Plan)

- Tile Surround Tub/Shower Combo
- 1-Lite Fiberglass Rear Door w/ Integrated Mini-Blinds
- Community Mailbox System
- Electric Community
- Black Address Plaque
- 30 Year Dimensional Shingles
- HOA Dues: $250 Per Month (Subject to Change)