STYLECRAFT
Life is built here.

Townhomes at Yaupon Trails

BRYAN, TX 77845



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

- 30" upper cabinets (per plan)
- GE® appliances: Range, Dishwasher, Vented Micro-Hood
- Disposal
- Delta® Chrome Faucets
- Gerber® Elongated Toilets
- Chrome Bath Accessories
- Comfort Height 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)

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 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)
- 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 Straight Edges Throughout
- Decorative Tile Backsplash in Kitchen
- Stainless steel single basin kitchen sink
- Level 2 Shaw® Click Vinyl Wood Plank in All First Floor Living Spaces, Utility, Kitchen, Breakfast, Foyer, Dining, and Hallways (Per Plan)
- Shaw® Tile Flooring in Bathrooms and Utility Room (Per Plan)
- 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: Initial $200 Capitalization Fee, Then $250 Per Month (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: 11.5.25