Features

THE WOODLANDS HILLS 65'

Kitchen
- Custom 42" J-Kraft cabinets with raised panel doors, crown moulding, light rail, full extension drawer guides, dove-tail drawer construction, and a custom valance over the cooktop including decorative corbells.
- Two standard banks of drawers *(per plan)*.
- Granite countertops with tile backsplash.
- Undermount stainless steel sink with garbage disposal for easy clean up.
- Moen pull-down faucet with chrome, brushed nickel, or bronze finish.
- Tile flooring in kitchen.
- 36" KitchenAid stainless steel 5-burner gas cooktop with separate built-in 30" convection oven and 24" microwave.
- KitchenAid Energy Star labeled stainless steel dishwasher.
- Refrigerator cabinet with side panels for enclosed refrigerator space.
- Abundant recessed can lights.

Interior
- Marlana countertops with undermount sinks in all secondary baths.
- Chrome, brushed nickel, or bronze finished Moen faucets and fixtures in all baths.
- Powder room with cabinet, marlana countertop, and elegant framed mirror *(per plan)*.
- Exhaust fans, elongated commodes and elegant framed mirrors in all baths.
- Frieze carpet.
- Tile flooring in entry, extended entry, kitchen, utility room, master bath and all secondary baths.
- Choice of raised two-panel smooth or beadboard doors.
- 8' interior doors on 1st floor.
- Soft close doors and drawers.
- Single crown moulding in entry and extended entry.
- Chrome, brushed nickel, or bronze lighting and hardware package.
- Rocker light switches.
- Direct vent fireplace with cast stone surround.
- Rounded sheetrock corners throughout *(except at windows)*.
- Wrought iron balusters *(per plan)*.
- Oversized utility room with cabinet, rod and shelf (*cabinet finish to match trim*).
- Exhaust fan and A/C in utility room.
- Electric dryer connection.
- Ceiling fans included in the master bedroom, family room and game room (*per plan*).
- Block and wire for ceiling fans in secondary bedrooms *(per plan)*.
- CAT 6 and RG6 wiring in master bedroom, family room, and game room.
- Alarm system with keypad, siren and prewire for motion detector.
- Wifi and high speed data ready home.

Master Bath
- Marlana countertops with undermount sinks.
- Tile flooring in master bath.
- Recessed master shower.
- Large freestanding tub with chrome, brushed nickel, or bronze Moen faucet.
- Large separate chrome, brushed nickel, or bronze semi-frameless shower with tile surround and floor.
- His and Hers vanities *(per plan)*.
- Mirrors with elegant framing.
- A/C vent in master walk-in closet *(per plan)*.
- Fluorescent lighting in master closet.

Exterior
- 8' stained mahogany front door with leaded glass inserts and levered hardware.
- 100% brick on the first floor *(per plan)*.
- Optional stone & stucco elevations *(per plan)*.
- Brick front porch.
- Block and wire for ceiling fan at patio.
- Two coach lights.
- Cast stone address plaque.
- Masonry siding, soffit and fascia with 25-year limited transferable manufacturer's warranty *(per plan)*.
- Garage door openers.
- Insulated garage doors.
- Seamless aluminum gutters *(in designated areas)*.
- Lifetime limited warranty architectural shingles – nailed not stapled, plus premium ice and water shield underlayment.
- Fully sodded front and back yards with front yard landscaping.
- Decorative fireplace chimney shrouds *(wood burning fireplaces only)*.
- Sherwin Williams satin-finish with two-tone paint on 2-story homes.
- Cedar fence and gate.
- Front yard sprinkler system.
- Covered patio with brick columns.

Energy Star 3.2 Saving and Green Building Features
- Third party raters inspect and certify each home to meet the RESNET Energy Smart Builder Program including the HERS score rating.
- Fresh air intake ventilator system improves air quality.
- Programmable smart thermostat.
- Smoke and carbon monoxide detectors in designated areas.
- TechShield radiant barrier sheathing keeps attic temperatures lower.
- Ridge vents, soffit vents and air hawks help keep attic cooler.
- Energy efficient, low-E double pane glass windows with vinyl frames.
- R-13 batt insulation in exterior walls, R-19 in sloped ceilings, and R-30 blown insulation in flat ceilings.
- R-3 Dow sheathing.
- Polysealant around windows, doors, wire holes, base plates and top plates to reduce air leakage.
- Zurn PEX plumbing system for greater energy efficiency, reduced maintenance and greater reliability.
- Energy saving tankless water heater (located in garage).
- Water saving commodes use 1.6 gallons or less per flush.
- Energy Star rated efficient KitchenAid dishwasher.
- High Efficiency LED Bulbs throughout.
- Energy Star rated reversible ceiling fans in the master bedroom, family room and game room (per plan).
- 96% High Efficiency HVAC system with variable speed furnace and 2 speed condenser.

Smart Home Technology
- Entry door lock can be opened by key, keypad code or remotely.
- Garage doors can be opened remotely via a single app.
- IQ Hub security panel can video record when alarm has been triggered and automatically set when you leave your home.
- Smart thermostat can be adjusted remotely and programmed to respond to your location.
- Video doorbell can record any motion at the front door and allows 2-way communication.
- Control specific lighting based on a schedule or remotely via a single app.

Quality Assurance
- Two year limited warranty on workmanship, ten year limited structural warranty.
- Foundations and framing professionally engineered and inspected by an independent third party.
- Post-tension foundations inspected three separate times by an independent third party.
- Homes designed and inspected to meet the International Residential Code for wind speed.
- Third party certified inspectors verify and ensure quality standards are met.

Design Services
- Eight hours of complimentary interior design service to complete your selections.
- Complimentary technology design consultation.

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Not all features are included in all homes - See Sales for details.