

# Deerbrooke

## VINTAGE SERIES FEATURES

### EXTERIOR FEATURES

- 30-year dimensional roof shingles
- Two hose bibs, location as per plan
- Low maintenance fiber cement material for all siding, soffit and trim by James Hardie family products
- Sitterle name plate at front entry, marking your home for quality
- Durable Wayne Dalton® Sonoma insulated garage door
- Exterior finishes blended with native Texas stone, clay brick, stucco, board and batten and other durable low maintenance materials (per elevation)
- Water softener loop in garage
- Professionally landscaped front yard with sod and trees, and shrubs
- Front irrigation and rear sod
- 6’ cedar privacy “good neighbor” fence

### INTERIOR FEATURES

- 8’ interior doors & exterior doors (per plan)
- 3 ¼” casing & 5 ¼” base trim
- Tile in all main living areas
- Ceiling fans in Master, Great Room, and Game Rooms
- Rounded drywall corners including windows throughout
- 16” tile flooring with choice of straight or broken joint pattern at entry, kitchen, breakfast, family room, utility and bath wet areas
- Schlage® satin nickel Barcelona handle set with Plymouth interior door knobs
- Shaw® continuous filament nylon carpet with 3/8” rebond cushion
- Disappearing attic stairs in garage (per plan)
- Spacious walk-in closets (per plan)
- Monterrey drag texture on walls and ceilings
- Designer selected PPG paints
- Picture windows per plan

### KITCHEN FEATURES

- Birch cabinets with crown moulding, adjustable shelves, hidden hinges and 42” upper cabinets
- Granite countertops in a wide choice of colors with bullnose or square edge

- Undermount double-bowl sink with Moen® Arbor faucet, vegetable sprayer and disposal
- Full tile backsplash
- Stainless steel built-in appliances consisting of built-in oven, 30” gas cook top with vent hood, microwave and dishwasher
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)
- Elite GE Water filtration system at kitchen sink

### BATH FEATURES

- All bath vanities are 36”
- Mudset shower & freestanding tub in Master Bath
- Master bath vanity tops are cultured marble with square edge and integrated sink
- Elongated toilets throughout
- Moen® Chateau plumbing fixtures in chrome with bath accessories to match
- Pedestal sink in powder bath

### ENERGY AND CONSERVATION FEATURES

- Energy efficient sheathing provides moisture barrier and reduces air leakage
- Tan vinyl Low E3 366 glass insulated windows
- TRANE XL touch screen programmable thermostat (Z-Wave compatible)
- Radiant barrier roof decking
- Insulation: Walls: R-13, Vaults: R-22, Ceilings: R-38
- Sill seal under exterior base plates to reduce air infiltration
- Gas 50-gallon rapid-recovery water heater
- Trane® 14 SEER, high-efficiency heating and cooling systems
- Poly-foam sealant at all base plates, exterior penetrations, doors and windows
- R8 foil backed duct work with additional return airs in all bedrooms and studies
- Exhaust vents in all bathrooms and utility



### ARCHITECTURAL DESIGN OPPORTUNITIES

- Great selection of floor plans available, designed with multiple structural options including additional living, outdoor and entertainment spaces to better suit your needs
- Decorating appointment in a design studio with a professional interior designer and consultant affording you the opportunity to personalize the home to fit your style

### SECURITY AND TECHNOLOGY FEATURES

- Smart Home Technology Package with a combination of two lighting areas, smart door lock, and smart thermostat – all controllable anytime, anywhere from your smart phone, tablet or PC.
- Security system installed to all exterior doors and windows
- Schlage® deadbolts and keyless touch pad entry
- Home office structured wiring at study

### GENERAL CONSTRUCTION FEATURES

- 210 Warranty 1-2-10 year limited warranty
- Individually designed and engineered post tension reinforced 3,000 PSI concrete foundation with six millimeter poly vapor barrier
- Treated wood base plates throughout; exterior plates secured to exterior plate line
- ¾” tongue and groove sub-floor, glued and nailed to engineered floor system
- James Hardie -low maintenance cement fiber cornice material
- PEX water lines and PVC drain lines
- Independent third party inspections at foundation, frame and final stages
- Stick Frame trusses adding greater structural integrity to home
- 16” trusses in-between 1st and 2nd floor for improved heating/cooling exchange and structural integrity

### WHITE GLOVE SITTERLE SERVICE & DESIGN AWARDS

- Over 50 years of luxury homebuilding experience, home grown in Central Texas.
- Weekly updates on your homes progress
- New Homeowner orientation to assure total customer satisfaction