



SITTERLE HOMES

Introducing the Classic Feature Series! We offer an abundance of subtle, luxury, & lifestyle features as standard for an optimal home experience.

## Balcones Creek Gardens

### Insulation & Building Envelope

- Blown insulation in flat ceiling attic R-38
- Batt insulation in sloped ceilings R-22
- Batt wall insulation in walls R-13
- Almond vinyl double pane, insulated windows with Low-E
- Radiant Barrier roof decking
- James Hardie fiber cement family of products
- Poly-foam sealant at all exterior base plates, exterior penetrations, doors & windows

### Heating & Air Conditioning

- All homes engineered individually & properly sized for maximum efficiency
- TRANE 16 SEER rated system including Air Conditioner, Climatuff Compressor & Spine Fin Coil, & Full Coil Protection
- TRANE Gas Furnace with High Efficiency Motor
- TRANE Aluminum High Efficiency Comfort Coils
- Programmable T-Stat
- Extended 10 Year Equipment warranty on the HVAC System
- 4" Aprilaire pleated media filter for each system
- Flexible R6 foil backed duct work with additional return airs at all bedrooms & studies
- Exhaust vents in all bathrooms & utility room

### Security & Technology Features

- Hard-wired smoke detectors with battery backup
- Hard-wired carbon monoxide detectors
- Kwikset single cylinder deadbolts on all exterior doors
- Security system installed to all exterior doors & windows with one Icon keypad & one motion detector
- Security system is pre-wired for additional keypad at front door & master bedroom

## Kitchen Features

- Beech cabinets with flat panel doors with soft close doors & drawers, 3" crown molding, 42" upper cabinets & a 6" step up at vent-hood
- 3 cm granite countertops with your choice of bull-nosed or square edge profile
- Undermount stainless steel double bowl sink with Moen Camerist chrome single lever faucet & pull out sprayer
- GE Elite two stage filtered water faucet at kitchen sink
- 1/3 horsepower Badger garbage disposal
- Full tile backsplash
- Superior quality, stainless steel Whirlpool appliances: 30" gas cooktop, vent hood, 30" wall oven, built-in microwave & dishwasher
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)

## Interior Features

- Dramatic high ceilings (per plan)
- Built-in niches &/or bookshelves (per plan)
- Many architectural arches & features
- MDF closet shelving with wooden rods (per plan)
- Rounded drywall corners (except for windows)
- Monterrey texture on walls & ceilings
- Designer selected color choices from quality Sherwin-Williams paint
- 3 1/4" base trim throughout, 2 1/4" door trim
- Luxurious foyers with hand-laid tile flooring
- Two Panel 8'0" Roman style interior doors throughout first floor with 6'8" interior doors on second floor (per plan)
- Ceiling Fan & light kit in Family Room & Master Bedroom
- Tile flooring in entry, kitchen & adjoining breakfast area (per plan), utility room, master bath, powder bath & secondary baths
- Shaw carpet with 1/2" spring 6-lb. cushion pad
- Elegant Quorum lighting package in your choice of three finishes
- Kwikset Dakota front door handle set with deadbolt in Antique Nickel finish
- Kwikset Dorian lever handles on interior doors
- Interior privacy locks installed on all bathroom doors & Master Bedroom doors
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)
- Interior utility room with cabinet(s), shelf & rod (per plan) & connections for a full size washer & dryer
- Interior design assistance included with professional interior designers
- All secondary rooms blocked & wired for ceiling fans

# Bath Features

## Master Bath

- Cultured white marble vanity tops with square edge
- All vanities at the height of 36"
- Beech cabinets with flat panel doors with soft close doors & drawers
- 42" tall vanity mirrors (per plan)
- Acrylic drop-in tub in white or bisque
- Moen "Chateau" chrome plumbing fixtures
- Clear glass enclosure with chrome trim in master shower
- Hand-laid tile floor
- Spacious walk-in closet
- Separate linen closet (per plan)
- Medicine cabinet in master (per plan)
- Comfort Height Commode
- Standard master tub selections include a drop in with c-tile deck, & free standing tub
- Rain glass in windows

## Powder Bath (per plan)

- Pedestal sink, white or bisque
- Comfort Height
- 18" x 36" Oval Mirror
- Moen "Chateau" 4 inch centerset chrome faucet
- Moen "Mason" chrome bath hardware
- Hand-laid tile flooring

## Secondary Bath(s)

- Moen "Chateau" chrome plumbing fixtures
- Vanity at the height of 36"
- Cultured white vanity tops with square edge
- Beech cabinets with flat panel doors with soft close door & drawers
- 42" tall, vanity mirrors (per plan)
- Moen "Mason" chrome bath hardware
- Acrylic shower pan (per plan)
- Porcelain on steel tub with tile surround
- Moen "Chateau" chrome tub & shower faucet
- Hand-laid tile flooring in wet areas
- Elongated Commodes

## Exterior Features

- 30 Year, Dimensional, 240 lb. Class C Composition Shingles
- Stylish exterior 1st floor 100% masonry finishes may include stone, brick &/or traditional stucco, or low maintenance James Hardie fiber cement siding & family of products (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Efficient Wayne Dalton garage door
- Garage Door Opener with 2 remotes
- Traditional salt finish sidewalks, drives & open patios (per community)
- Covered Porches (per plan)
- Full sod front & rear yards
- Full irrigation front & rear yards
- Knotty Alder 8'0", two panel, smooth square top front door
- Front & Back Yard Maintenance included in HOA dues

## General Construction Features

- Individually designed & engineered post tension reinforced 3,000 PSI concrete foundation; foundation inspected by independent registered engineering firm
- Engineered framing plan layouts
- Conventionally framed walls; quality, select 2x4 studs 16" on center
- 3/4" tongue and groove OSB subfloor, glued & nailed to engineered floor system
- Fire blocking between studs (per code)
- Independently engineered floor systems for two story homes
- Blocking for window treatments
- PEX water lines, PVC drain lines
- Pre-plumbed for water softener
- One 50 gallon natural gas rapid recovery water heater in floorplans with 3.5 bath or less
- Two 40 gallon natural gas rapid recovery water heater in floor plans with 4 baths or more
- G.F.I. electrical outlet at garage, exterior doors & all wet areas
- Smoke and carbon monoxide detectors (per building code)
- Electrical dryer connection
- Disappearing attic stairs (per plan)
- Garage is painted
- Third party inspections at slab, frame & final stages
- 210 Home Buyers Warranty
- Two 2 hour design center sessions with the assistance of a professional decorator

