

Parmer Ranch

HERITAGE PREMIER SERIES FEATURES

EXTERIOR FEATURES

- Blend of architectural styles incorporating a wide selection of native Texas stones and clay brick
- Generous front landscape package including trees, shrubs and Bermuda sod
- Exterior finishes blended with native Texas stone, clay brick, stucco, board and batten and other durable low maintenance materials (per elevation)
- Iron front door
- Decorative Wayne Dalton® insulated garage door with glass inserts, iron accents, opener and transmitters
- Water softener loop in garage
- Front home gutters, full home gutters on garden homes
- Large covered outdoor spaces
- 1"x6" tongue and groove pre-stained ceilings at covered rear porch
- Salt finished drives, porches and walkways
- 30 year dimensional roof shingles

INTERIOR FEATURES

- 8' Jeld-Wen® interior doors on first floor with Schlage® knobs in choice of chrome or satin nickel
- 16"-20" tile floor laid with broken joint pattern in utility and baths
- Level 1 hardwood floor in entry, kitchen, dining, great room and hallways on the first floor
- 5 1/4" base boards with 3 1/2" door and window casings
- Monterrey drag wall and ceiling texture with rounded drywall corners including windows throughout
- Designer selected paints with excellent choice of colors for walls and trim
- 42" direct vent fireplace with cast stone surround and pedestal base in great room (per plan)
- Ceiling fans in great room, all bedrooms, and game room (per plan)
- Volume ceiling with extra windows to bring in more natural light
- 30" upper cabinet in utility room
- Wrought iron balusters, stained oak hand rail with painted cap and riser stair system (per plan)

- Choose from elegant lighting packages with two finish options
- Recess can lighting in great room, master bedroom, game rooms and study (per plan)

KITCHEN FEATURES

- Poplar cabinets with 42" uppers, raised panels, crown moulding, adjustable shelving and hidden hinges
- Soft close drawers and doors on kitchen cabinets
- Granite countertops in a wide choice of colors with bullnose or square edge
- Under-mount stainless steel double bowl sink with Moen® Arbor faucet with pull out vegetable sprayer
- Water filtration system at kitchen sink
- Full tile kitchen backsplash in a wide array of patterns and colors
- Stainless steel built-in appliances consisting of built-in oven, 36" gas cook top with stainless steel chimney vent hood, microwave and dishwasher
- Oversized eat up kitchen island with cabinet fronts on ends and backside and with pendant lighting (per plan)

BATH FEATURES

- Freestanding tub in master bathroom (per plan)
- Mudset shower with frameless glass enclosure in master bathroom (per plan)
- Mirrors to ceiling in master bathroom
- All bath vanities are 36" tall poplar cabinets with raised panels
- Pedestal sink in powder bath
- Tile to ceiling in all showers and secondary shower/tub combos
- Master bath vanity tops and tub deck are granite in a wide choice of colors with bullnose or square edge
- Elongated toilets throughout
- Moen® Brantford plumbing fixtures in chrome with bath accessories to match
- Granite countertops in secondary baths with bullnose or square edge



ENERGY AND CONSERVATION FEATURES

- 16 SEER HVAC system
- Energy efficient ZIP SYSTEM® sheathing provides moisture barrier and reduces air leakage
- Poly-foam sealant at all base plates, exterior penetrations, doors and windows
- R6 foil backed duct work with additional return airs in all bedrooms and studies
- Exhaust vents in all bathrooms and utility
- Tan vinyl low E3 366 glass insulated windows
- Digital programmable thermostats
- Radiant barrier roof decking with batt/blown in insulation and R38 in the ceiling OR OSB roof decking with R49 in the ceiling
- Sill seal under exterior base plates to reduce air infiltration
- TRANE® high efficiency heating and cooling systems

GENERAL CONSTRUCTION FEATURES

- 2-10 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
- Advantech® 3/4" tongue and groove sub-floor, glued and nailed to engineered floor system
- James Hardie - low maintenance cement fiber cornice material
- T&G back patio soffit
- PEX water lines and PVC drain lines
- Independent third party inspections at foundation, frame and final stages

SECURITY AND TECHNOLOGY FEATURES

- Smart home technology package ready for a wide range of Entertainment and Alarm Safety devices with components to include front door lock, thermostat, switch, outlet and garage door opener
- Schlage® deadbolts and keyless touch pad entry
- 30" Wifi friendly poly wiring panel w/ Service Feeds.
- Future fiber access conduit from panel to exterior D-mark.
- Six (6) home technology wall ports of type coaxial cable, cat6 network or cat6 phone per plan.
- Two locations of home technology keypad prewire including power/data wiring (Cat5e, 22/4 and 18/2). Additional keypad location included if home has Casita.
- Data wiring (Cat6) to future Wifi antenna location.

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 consultant affording you the opportunity to personalize the home to fit your style