

sitterlehomes.com



BELLE OAKS

The Legend Series Features



SITTERLE HOMES

Belle Oaks

The Legend Series Features

COMMUNITY HIGHLIGHTS

- Beautifully wooded 1 -2 acre homesite
- Spectacular Texas Hill Country views
- Low property taxes
- Highly acclaimed Comal Independent School District
- Upscale amenities
- Walking trails
- Paved and private roads
- Underground utilities, central water, natural gas, cable, & Internet
- Protective covenants
- Gutters on front of home
- Green building features include:
 - Dual flush, water sense, comfort height commodes
 - Boracare termite treatment
 - Broan ultra-silent & humidity sensing exhaust vents with timer in all baths & utility room
 - All landscaping material approved list (per SAWS)
 - Energy saving CFL light bulbs
- Exterior masonry finishes
- Galvanized metal roofs
- Traditional salt finish on sidewalks, drives, & open patios
- Efficient, Amarr Classica garage door with ½ horsepower Genie linear belt-driven opener and 2 remotes

HIGH PERFORMANCE FEATURES

- Independently inspected and validated HPH “High Performance Home”, rated by HERS (Home Energy Rating Score)
- CPS “Smart Energy” certified
- ZIP System wall sheathing - protective air and moisture barrier for the home

INSULATION & BUILDING ENVELOPE

- Open-cell foam insulation, with a lifetime warranty, applied on the underside of roof creating an insulated attic over living areas of home
- Open-cell foam insulation, with a lifetime warranty, is applied in the walls, creating a tighter building envelope and reducing heat transference into your home
- Almond vinyl double pane, insulated windows with Low-E tilt-in and removable sashes for easy cleaning
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors and windows
- Noise dampening insulation package, separating master bedroom, utility room and bath areas from common areas of the home

HEATING AND AIR CONDITIONING

All homes engineered individually and properly sized for maximum efficiency

- TRANE 15 SEER rated system including air conditioner, Climatuff compressor and spine fin coil, and full coil protection
- TRANE 95% gas furnace with high efficiency motor
- TRANE aluminum high efficiency comfort coils
- TRANE touch screen programmable thermostat

- Extended 10 year equipment warranty on the HVAC system
- Aprilaire fresh air ventilation control system, 4th Aprilaire pleated media filter for each system
- Flexible R6 foil backed duct with additional return airs at all bedrooms & study

SECURITY & TECHNOLOGY

- Security system installed to all exterior doors and windows with one Icon keypad and one motion detector
- Security system is prewired for additional keypad at front door and master bedroom
- Two USB combination charger/plugs
- One dimmable LED Night Light receptacle/plug
- Structured wiring package includes 3 full data port outlets (allowing for both phone and cable), 2 phone outlets, a full data port outlet (allowing for both phone and cable) in the study (per plan) and a satellite prewire that terminate into a 12” home network panel
- Kwikset single cylinder deadbolts on all exterior doors

KITCHEN FEATURES

- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors, raised end panels, 3” crown molding, 42” upper cabinets with adjustable shelves, hidden hinges and dropped stiles, full extension drawers with side-mount guides, and a 6” step up at vent-hood
- 3 cm granite countertops with your choice of bull-nosed or square edge profile
- Mirado Undermount, 9” deep, stainless steel double bowl sink with Moen Arbor classic stainless single lever faucet and pull out sprayer
- ½ horsepower Badger garbage disposal with push button actuator located at countertop
- GE Drinking water system at kitchen sink
- Full tile backsplash
- Superior quality, stainless steel KitchenAid appliances: 36” gas cooktop, vent hood, 30” wall oven, built-in microwave and dishwasher
- 27” deep cooktop base cabinet bump out with pull-out pot drawers
- Venthood vented to exterior
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)
- Elegant pendant lighting cascading over the kitchen island (per plan)

INTERIOR FEATURES

- Dramatic high ceilings (per plan)
- Built-in niches and/or bookshelves (per plan)
- Many architectural arches and features
- Riverside six-panel 8’0” smooth finish interior doors throughout first floor and 6’8” interior doors on second floor
- Stained wood handrail with wrought iron balusters and painted trim work (per plan)
- Wood closet shelving and rods, per plan
- Rounded drywall corners (except for windows)
- Monterrey texture on walls & ceilings
- Designer selected color choices from quality Sherwin-Williams paint

Belle Oaks

The Legend Series Features Continued

- 4½" base trim throughout, 3½" door trim
- Luxurious foyer with hand-laid tile flooring
- Tile flooring in entry, kitchen and adjoining breakfast area (per plan), utility room, master bath, powder bath & secondary baths
- 4 recessed lights in great room
- Shaw carpet with ½" spring 6lb cushion pad
- Elegant Quorum lighting package in your choice of 2 finishes; including ceiling fans with light kit in the family room, master bedroom, and 1 additional room
- Secondary bedrooms, game room, and study are blocked and wired for ceiling fans
- Kwikset Arlington front door handle set with deadbolt in antique nickel finish
- Kwikset Dorian lever handles in antique nickel finish
- Door hinges match front door hardware
- Decora touch rocker switches in ivory, white, or light almond
- Interior privacy locks installed on all bottom doors and master bedroom door
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)
- Interior 40" direct vent, gas log fireplace with cast stone mantel and surround & 3" hearth
- Interior utility room with cabinets(s), shelf & rod (per plan), connections for a full size washer & dryer
- Two, 2 hour interior design appointments

BATH FEATURES

- Choice of almond or bone sinks, commode & tubs
- Windham luxury comfort height commode

MASTER BATH

- Granite vanity tops and splash with under-mount china sinks
- All vanities at the height of 36"
- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors, raised end panels, with hidden hinges and dropped stiles, and full extension drawers with side-mount drawer guides
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen "Kingsley" widespread, high arc, brushed nickel faucets
- Moen "Kingsley" brushed nickel bath hardware
- Medicine cabinet
- Acrylic drop-in tub in white or bisque
- Moen "Kingsley" widespread, pressure-balanced tub faucet and single lever, brushed nickel shower faucet
- Clear glass enclosure with brushed nickel trim in master shower
- Hand laid tile flooring
- Mud-set tiled shower floor
- Spacious walk-in closet
- Separate linen closet (per plan)

POWDER BATH (per plan)

- Beautiful cabinet with raised end panels, granite top and under mount china bowl 42" tall, vanity mirrors with beveled edges (per plan)
- Moen "Kingsley" widespread, high arc brushed nickel faucet
- Moen "Kingsley" brushed nickel bath hardware
- Hand laid tile flooring

SECONDARY BATH(S)

- Granite vanity tops and splash with under-mount china sink(s)
- Vanity at the height of 30"
- Medicine cabinet
- Oak, Poplar or Maple cabinets with your choice of flat or raised panel doors, raised end panels, with hidden hinges, dropped stiles and full extension drawers with side-mounted drawer guides
- 42" tall, vanity mirrors with beveled edges (per plan)
- Moen "Kingsley" widespread, low arc brushed nickel faucet
- Moen "Kingsley" brushed nickel bath hardware
- Bootz porcelain on steel tub with tile surround
- Acrylic shower pan (per plan)
- Moen "Kingsley" pressure-balanced, single lever brushed nickel tub and shower faucet
- Hand laid tile flooring in wet areas

EXTERIOR FEATURES

- Stylish exterior 100% masonry finishes with low maintenance James Hardie family of products (per plan)
- Stained, tongue and groove 1" x 6" ceiling on covered porches (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Traditional salt finish sidewalks, drives and open patios
- Buyers choice of two front door selections
- Gas valve for future grill at covered porch (per plan)
- Covered patio (per plan)
- Aerobic septic system

GENERAL CONSTRUCTION FEATURES

- Individually designed and engineered post tension reinforced 3,000 PSI concrete foundation; foundation inspected by independent registered engineering firm
- Engineered framing plan layouts
- Treated 2x4 or 2x6 wood base plates throughout; exterior plates bolted and ramset to foundation
- Conventionally framed walls; quality, select 2x4 studs 16" on center
- AdvanTech ¾" tongue and groove OSB sub-floor, glued and 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 or two 50-gallon water heaters (per plan)
- G.F.I. electrical outlet at garage, exterior doors and all wet areas
- Smoke and carbon monoxide detectors per building code
- Electrical dryer connection
- Disappearing attic stairs (per plan)
- Side load garage
- Garage is textured, trimmed and painted
- Third party inspections at slab, frame and final stages
- StrucSure 2-10 Home Warranty