


**CUSTOM HOME DIVISION**  
*Build On Your Lot*



**SITTERLE HOMES**



**AUSTIN**





*“It takes 1300 steps to produce the construction of even our basic high performance luxury homes. As a family-owned home builder we can ensure that it never becomes 1299.”*

Frank Sitterle, SR

At Sitterle Homes, it takes more than 1300 steps to produce the construction of our basic High Performance Luxury Home. Every part of our construction is completed in compliance with the best principals in home building. Even the finishing touches are inspired by function, not just aesthetic objectives.

This investment in time and labor, and the determination to protect the integrity of every home is now exemplified in the foundation by the Sitterle Home Seal. This emblem of home building excellence is a quality benchmark that goes beyond any existing standards. Uniquely, it applies to the completion of the home as delivered to its, hopefully, very appreciative owner.



SITTERLE HOMES





## BUILDING ON A LEGACY OF EXCELLENCE

Sitterle Homes is a premier Texas homebuilder with a focus on creating long-lasting, high quality homes and communities across San Antonio, Austin and Houston.

Founded in 1964, the Sitterle Homes reputation has been earned by building superior quality homes with nationally recognized customer satisfaction throughout San Antonio, Austin and Houston. This reputation extends to our Custom Division where Sitterle Homes will build from our extensive in-house line up, a custom plan brought to us or a plan drawn together with the assistance of one of our architectural partners.

Our custom division clients benefit from the superior buying power that Sitterle Homes is able to obtain while being able to build a home perfectly tailored to suite every need on any personally owned lot. Selecting a custom homebuilder that has been in business for over 50 years provides the security that you have a dedicated partner to deliver your vision while exceeding your expectations!

Near the front door of every Sitterle Home, you'll find a small, hand-carved brass emblem – our logo. We've placed the Sitterle Seal of Excellence on each and every home we've built, from our first buildings in 1964 all the way through to the innovative, well-designed communities we create today.

We believe in the work we do, the craftsmanship, expertise and excellence that goes into each home. And, we believe in it so deeply that we want to leave a lasting mark on it, a symbol of the timelessness and the quality of the spaces we've built together.

When you choose a Sitterle Home, we want you to make it thoroughly your own, so you feel welcomed, relaxed and joyous every time you enter. That's why Sitterle Homes allows – and encourages – customizations to our designs until you're happy with the dwelling and lifestyle you've created.

We build beautiful homes with unparalleled attention to detail and quality. And, beyond beauty, Sitterle Homes are solid and dependable through and through – because we put just as much emphasis on what you can't see as what you can. Building high-quality homes that fit your lifestyle. That's what Sitterle Homes has been doing for our fellow Texans since 1964, and that's what we're ready to do for you.





CUSTOM DIVISION PROJECTS









## HERITAGE PREMIER SERIES FEATURES

These features are a baseline to accompany our in-house line up.  
Custom specifications will be created for all plans designed from scratch.

### EXTERIOR FEATURES

- Blend of architectural styles incorporating a wide selection of native Texas stone, clay brick, stucco, board and batten and other durable low maintenance materials (per elevation)
- Durango 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
- Covered porches included with all floor plans (per plan)
- 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 entry, dining, great room, kitchen, breakfast, 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 gameroom (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, 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
- Level 4 kitchen backsplash
- 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
- Whirlpool stainless steel built-in appliances consisting of built-in oven, 36” gas cook top with chimney vent hood, microwave and dishwasher
- Oversized eat up kitchen island with cabinet fronts on ends and backside and with pendant lighting (per plan)
- Soft close drawers and doors on kitchen cabinets

### BATH FEATURES

- Free standing 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
- Master bath vanity tops are granite in a wide choice of colors with bullnose or square edge
- Tile to ceiling in all showers and secondary shower/tub combos
- 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
- TRANE® high efficiency heating and cooling systems

### 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

### GENERAL CONSTRUCTION FEATURES

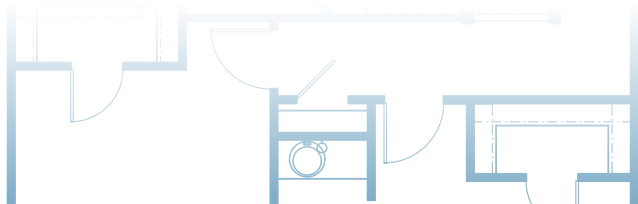
- StrucSure 1-2-10 year limited warranty
- Individually designed and engineered post tension reinforced 3,000 PSI concrete foundation with six millimeter poly vapor barrier
- Treated wood base plates throughout; exterior plates secured to exterior plate line
- Advantech® ¾” tongue and groove sub-floor, 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

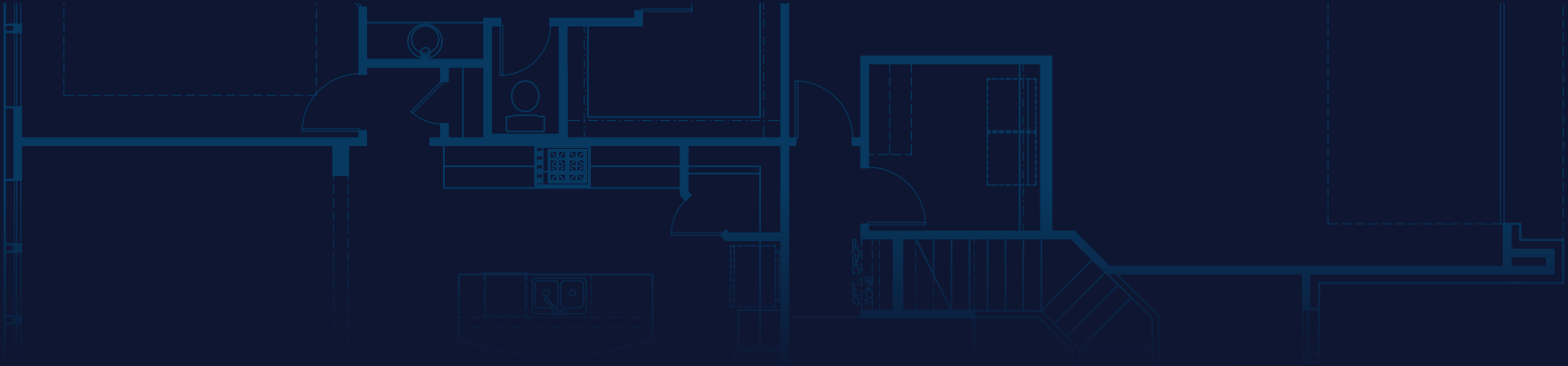
### SECURITY AND TECHNOLOGY FEATURES

- 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.

### SITE SPECIFIC EXCLUSIONS

- Lot specific site costs
- Building permits (including but not limited to HOA fees)
- Utilities (including but not limited to utility permits, septic system, undergrounds and usage)
- Flat work (including but not limited to driveway and sidewalks)
- Landscaping (including but not limited to irrigation fencing and final grade)
- Propane gas tanks





## CUSTOM DIVISION INFORMATION

STAN WOLFROM

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# SITTERLE HOMES



Plans, prices, specifications, and standard features are subject to change without prior notice. Some features are only available per plan. Please consult with your Sales Professional for details.