




SITTERLE HOMES

CUSTOM DIVISION

SAN ANTONIO

A portrait of Frank Sitterle, SR, an older man with grey hair, wearing a dark suit, light blue shirt, and a red patterned tie. He is smiling slightly and looking towards the camera. The background is a workshop or factory floor with various tools and equipment visible on shelves and workbenches. The lighting is warm and focused on the subject.

“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

The background of the entire page is a photograph of a library or study. In the foreground, a person's hand is visible on the left, resting on a light-colored wooden desk. On the desk are several items: a set of architectural blueprints, a dark blue folder, a small notepad, and a rectangular marble block with a gold-colored Sitterle Home Seal on top. The background shows dark wooden bookshelves filled with books, and a modern gold-colored geometric light fixture is visible in the upper right corner.

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.





THE TYPICAL CUSTOM HOME EXPERIENCE INCLUDES THE FOLLOWING:



Step 1: CONSULTATION

Let our Custom Construction Team know your goals for your new home.
What features are on your wish list?
What is your estimated budget?
Where is your lot or where would you like to build?
Don't have a lot just yet?
We will even help you find one!



Step 2: SITE EVALUATION

Our Custom Construction Team will meet you on your land to gain an understanding of your vision while assessing your lot. Depending on the desired floor plan, we will provide a rough walk through and bring any construction concerns to light. HOA requirements, permits, utilities and site conditions will be discussed for your lot.



Step 3: FLOORPLAN/REDLINING

After establishing your desired features and budget, it's time to find a floorplan that works for you! In addition to our extensive floorplan lineup that can be modified to suite your needs, we can also offer one of our architectural designers to **create a custom plan from scratch.**



Step 4: ESTIMATING

Our Custom Construction Team will provide cost estimates for site-specific items in addition to plan related details. We will work with you to coordinate all filings and approvals for financing which must be in place prior to commencement. We will provide you with a list of preferred lenders that specialize in custom home financing and would be happy to meet with you.



Step 5: CONTRACT

Once the plan has been chosen, all features have been established and a final price has been agreed upon, we will enter into a contract.



Step 6: DESIGN SELECTIONS

Our design center has excellent options fitting all styles and budgets. In addition we have valued vendor partners throughout San Antonio for expanded selections. Appointments will be scheduled to review and select all options and finishes.



Step 7: CONSTRUCTION

Construction typically takes about 7 to 9 months from start to completion. We will handle soil testing, engineering, and all third party inspections. Our Custom Construction Team will provide you with a time line as well as updates as your custom home progresses! Site visits and walk throughs are as frequent as needed.



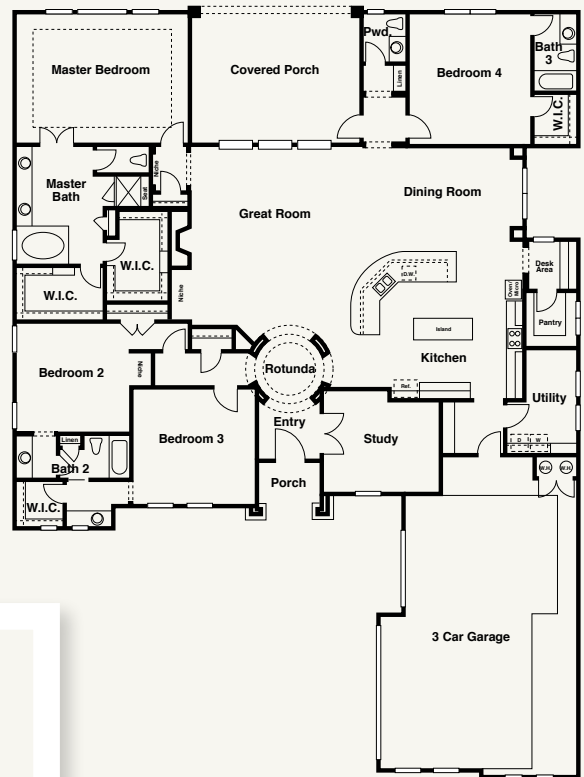
Step 8: CLOSING

Custom construction closings vary depending on your financing. Your process will be discussed at the estimating stage. Upon completion of your new Sitterle home, you will receive enrollment documents for our warranty program and the peace of mind knowing that you are protected.

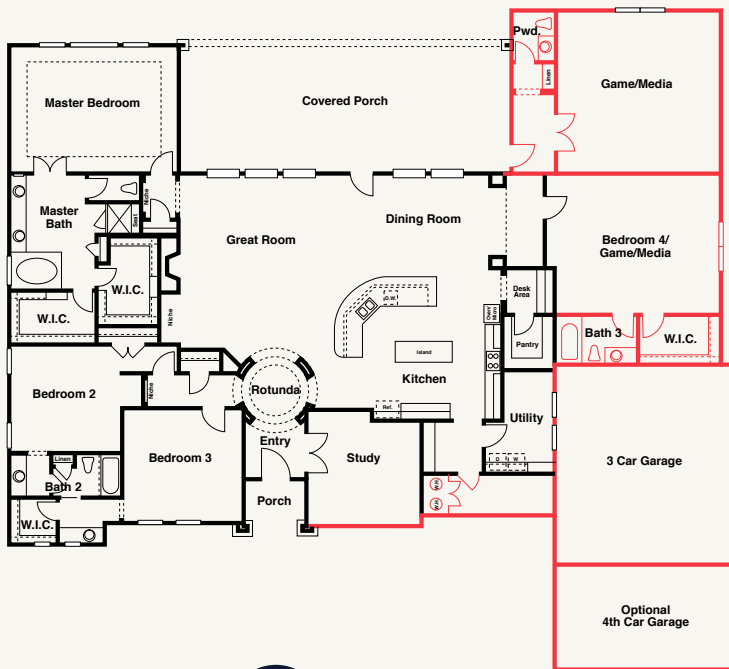
LET'S DESIGN TOGETHER

1

We can offer plans from our extensive line-up.



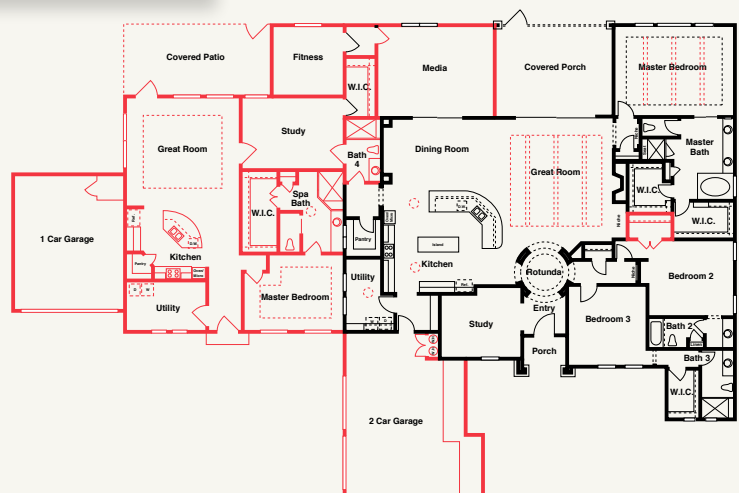
Calais



Modified Calais 1

2

We can modify an existing plan from our line-up to better suit your needs.

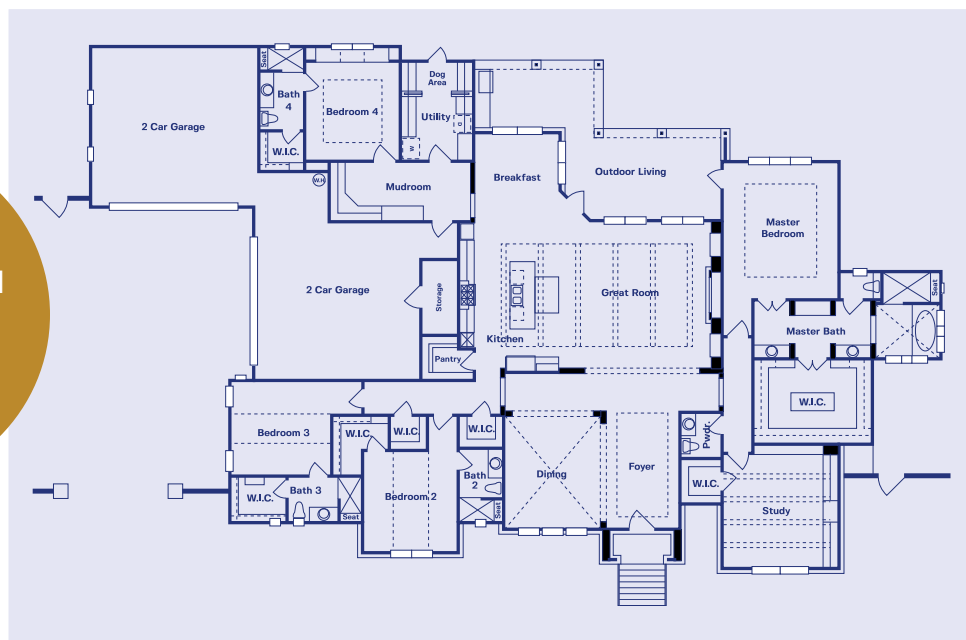


Modified Calais 2

As no two plans are alike, the Sitterle Custom Division offers the unique ability to bring your dream to life as we extract the inspirations laid out on your “wish list” – delivering your vision while exceeding your expectations! Whatever your desire, we have a path to get you *home*.

3

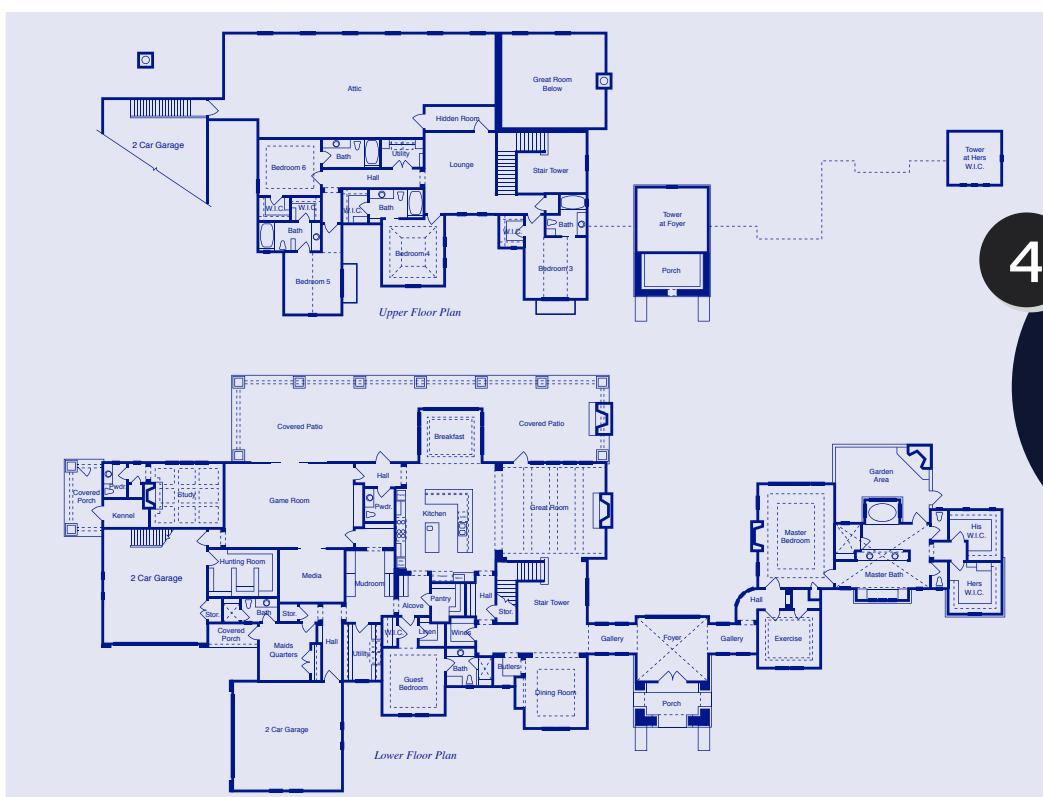
We can utilize our architectural design partners to draw a plan from scratch.



Custom Plan 1

4

We can build your home from custom plans that you bring to us.



Custom Plan 2

DESIGN PROCESS

Our Design Studio showcases the latest design trends. We work closely with local vendors to find high quality standard materials & options suited to your specific needs. We also have numerous valued vendor partners for expanded selections & options. Our decor team specializes in offering creative, professional & budget friendly design solutions to aide in the creation of your dream home!





In the creation of your dream home, Sitterle Homes provides some of San Antonio's top designers to lend their years of experience and expertise to assist you in creating a distinctive space just for you and your family. They will walk you through the design process step by step, informing you of your included options and discussing any upgrades that you may want to consider. Our objective is to assist you in identifying the style and image you envision and create the environment that will be uniquely yours.

FINANCING

We have created The Sitterle Homes Preferred Lenders Group to provide you with the best loan process possible. Our mortgage consultants provide Sitterle Homes buyers with outstanding levels of service, taking the time to understand your individual situation and your goals to provide you with the best loan option. Each has a well-established relationship with Sitterle Homes,

creating an atmosphere of easy communication and efficient customer service, resulting in a smoother process for you! Because we are confident in our relationships with our consultants, we at Sitterle Homes make the entire homebuilding experience as painless as possible, and our valued partners help us to achieve that goal.



*NO structural changes will be addressed at decor. ALL structural changes MUST BE requested through your sales professional, preferably at the time of contract to be incorporated in the site specific plans. As a rule of thumb - if it requires moving walls, doors or windows, it is a structural change. Decor selections mostly included "color choices". Inquiries outside of the explained criteria will be redirected to your sales professional for further discussion.

LEGEND 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.

BUILD ON YOUR LOT HIGHLIGHTS

- Individual site assessment to determine additional lot specific cost's including:
 - Home placement
 - Foundation design
 - Additional site cost and topography considerations
 - Septic system and water well requirements
 - Community specific architectural control requirements
 - Landscape and hardscape requirements
- Numerous home designs from which to choose, or we will build your plan to your specifications
- Exquisite single family home designs feature 30 year, dimensional, 240 lb. Class C composition shingles
- Salt finished sidewalks, drives and open patios (per allowance)
- Optional landscape package (per allowance)

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 FinCoil, and full coil protection
- TRANE 95% AFUE 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
- 4" Aprilaire pleated media filter for each system

HIGH PERFORMANCE FEATURES

- Independently inspected and validated HPH "High Performance Home", rated by HERS (Home Energy Rating Score)
- CPS "Smart Energy" certified (where applicable)

INSULATION & BUILDING ENVELOPE

- ZIP System wall sheathing provides a protective air and moisture barrier to the home
- 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
- Flexible R6 foil backed duct work with additional return airs at all bedrooms and studies
- Broan Ultra silent exhaust vent in master bath
- Exhaust vents in all bathrooms and utility room

SECURITY AND TECHNOLOGY FEATURES

- 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
- Smart Home Ready Package to include the following Z-wave capable features: 3 electrical switches, front door lock, thermostat, and controller with graphic touch keypad from low voltage company. Garage door opener will be wifi enabled with remote control app.

KITCHEN FEATURES

- Michael Edwards Custom Cabinetry- stain grade, Knotty Alder, or maple paint grade with slow close drawers and doors, 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 counter tops with your choice of bull-nosed or square edge profile
- Mirado under mount, 9" deep, stainless steel double bowl sink with Moen Sleek Spring brushed nickel single lever faucet and pull down sprayer
- ½ Horsepower Badger garbage disposal with counter top located push button actuator
- 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
- 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)
- Soft close drawers & doors

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 and ceilings
- Designer selected color choices from quality Sherwin Williams paint

- 4 ½" base trim throughout, 3 ½" 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 and secondary baths
- Shaw carpet with ½" spring 6-lb. cushion pad
- Elegant Maxim lighting package, in your choice of two finishes, includes ceiling fans with light kits in the family room, master bedroom and one 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 door hardware
- Decora touch rocker switches in ivory, white or light almond
- Interior privacy locks installed on all bathroom doors and master bedroom doors
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)
- Interior 40" direct vent, gas log fireplace with tile surround and cedar mantle
- Interior utility room with cabinet(s), shelf and rod (per plan) and connections for a full size washer and dryer
- Interior design assistance including 2 – three hour appointments with one of our professional interior designers

BATH FEATURES

- Choice of almond or bone sinks, commodes and tubs
- Windham luxury comfort height commodes

MASTER BATH

- Granite vanity tops and splash with under-mount china sinks
- All vanities at the height of 36"
- Michael Edwards Custom Cabinetry- stain grade, knotty alder, or maple paint grade with slow close drawers and doors cabinets with your choice of flat or raised panel doors with hidden hinges and dropped stiles, and full extension drawers with side-mount drawer guides
- Freestanding oval or rectangular bathtub options
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen Voss, CIA or Belfield widespread, hi arc, brushed nickel faucets
- Moen Kingsley brushed nickel bath hardware
- Medicine cabinet
- Acrylic drop-in tub in white or bisque
- Moen Voss, CIA or Belfield 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 granite top and under-mount china bowl
- 42" tall, vanity mirrors with beveled edges (per plan)
- Moen Voss, CIA or Belfield widespread, hi 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 36"
- Medicine cabinet
- Michael Edwards Custom Cabinetry- stain grade, knotty alder, or maple paint grade with slow close drawers and doors with your choice of flat or raised panel doors with hidden hinges, dropped stiles and full extension drawers with side-mounted drawer guides
- 42" tall, vanity mirrors with beveled edges (per plan)
- Moen Voss, CIA or Belfield widespread, low arc brushed nickel faucet
- Moen Kingsley brushed nickel bath hardware
- Bootz porcelain on steel tub with tile surround
- Moen Voss, CIA or Belfield pressure-balanced, single lever brushed nickel tub and shower faucet
- Hand-laid tile flooring in wet areas

EXTERIOR FEATURES

- Stylish exterior 100% masonry finishes may include stone, cultured stone, brick and/or traditional stucco with low maintenance James Hardie family of products (per plan)
- Stained, tongue and groove 1"x6" ceiling on covered porches (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Efficient Wayne Dalton insulated Sonoma garage door with horsepower Genie opener and two remotes
- Traditional salt finish sidewalks, drives and open patios (per allowance)
- Knotty alder 8'0", five panel demi-glass front door
- Optional landscape package (per allowance)
- Irrigation system (per allowance)
- Gas valve for future grill at covered porch (per plan)
- Covered patio (per plan)

GENERAL CONSTRUCTION FEATURES

- Individually designed and engineered post tension reinforced 3,000 psi concrete 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 for plans with 3.5 baths or fewer. Two 50-gallon water heaters for 4 baths or more.
- G.F.I. electrical outlet at garage, exterior doors and all wet areas
- Wired and trimmed 50AMP/220V outlets for electric car chargers added to garage. Main electrical panels reserve space for future solar panel installation.
- Smoke and carbon monoxide detectors per building code
- Electrical dryer connection
- Disappearing attic stairs (per plan)
- Garage is textured, trimmed and painted
- Third party inspections at slab, frame and final stages
- 2-10 Home Buyers Warranty

CUSTOM DIVISION INFORMATION

TARYN MORRIS

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SITTERLE HOMES



Plans, Prices and specifications are subject to change without notice. All square footages are approximate and may vary per elevation.
Please consult with your Sales Professional for details. 06/29/2023