



BELLE OAKS



SITTERLE HOMES

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

BELLE OAKS

COMMUNITY HIGHLIGHTS

- Beautifully wooded 1-2 acre homesite
- Spectacular Texas Hill Country views
- Low property taxes
- Comal Independent School District
- Upscale amenities
- Walking trails
- Paved & private roads
- Underground utilities, central water, natural gas, cable, & internet
- Standard aerobic septic systems engineered per plan
- Protective covenants
- Gutters on front of home
- Green building features include:
 - Dual flush, water sense, comfort height commodes
 - Boracare termite treatment
 - Broan ultra-silent exhaust vents 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
- Wayne Dalton garage door with ½ horsepower Genie linear belt-driven opener- Includes 2 remotes

HIGH PERFORMANCE FEATURES

- Independently inspected & validated High Performance Home (HPH) rated by Home Energy Rating Score (HERS)
- CPS Smart Energy Certified
- Zip System wall sheathing provides a protective air & moisture barrier to the home

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INSULATION & BUILDING ENVELOPE

- Open-cell foam insulation with a lifetime warranty creates a tighter building envelope & reduces heat transference into your home
- Almond vinyl, double pane insulated windows with Low-E tilt-in & removable sashes for easy cleaning
- James Hardie fiber cement family of products
- Poly foam sealant at all exterior base plates, exterior penetrations, doors & windows
- Noise Dampening Insulation Package: Insulation applied to primary bedroom, utility room & bath areas to separate from common areas of the home

HEATING & AIR CONDITIONING

- All homes engineered individually & properly sized for maximum efficiency
- TRANE 14.3 SEER2 HVAC System with full coil protection: Air Conditioner, Climatuff Compressor & Spine Fin Coil- This includes an extended 10 year equipment warranty on HVAC with homeowner registration
- TRANE 95% AFUE gas furnace with high efficiency motor
- TRANE Aluminum high efficiency comfort coils
- TRANE touch screen programmable thermostat
- Aprilaire Fresh Air Ventilation Control System with 4" pleated media filter for each system
- Flexible R6 foil backed duct work with additional return airs at all bedrooms & studies

SECURITY & TECHNOLOGY

- Smart Home Ready Package: 3 Z-wave electrical switches, Z-wave capable front door keylock, Z-wave capable thermostat, Z-wave controller, Wifi enabled garage door opener with remote control app & graphic touch keypad from low voltage provider
- Structured Wiring Package: 3 full data port outlets for both phone & cable in study (per plan) as well as a satellite pre-wire that terminates into a 12" home network panel
- Two USB combination charger/plugs. One dimmable LED night light/plug
- Security system installed at all exterior doors & windows with one icon keypad in addition to one motion detector
- Security system is pre-wired for additional keypad at front door & primary bedroom
- Hardwired smoke detectors & carbon monoxide with battery backup
- Kwikset single cylinder deadbolts on all exterior doors

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KITCHEN FEATURES

- Choice of flat or raised panel doors. Features include: Raised end panels, soft close cabinets & full extension, soft close drawers with side-mount guides, 3" crown molding, 36" base cabinets, 42" upper cabinets with adjustable shelving, hidden hinges & dropped stiles, 6" step up at vent hood & 27" deep cooktop base cabinet bump out with pull-out pot drawers
- 3cm granite counter tops with your choice of bull-nosed or square edge profile
- Undermount, 9" deep, stainless steel double bowl sink with Sleek Spring stainless steel single lever faucet with pull out sprayer
- ½ horsepower Badger garbage disposal with push button actuator located at countertop
- GE water system at kitchen sink
- Full tile backsplash
- Stainless Steel KitchenAid Appliances: 36" gas cook-top & vent hood (vented to exterior), 30" wall oven, built-in microwave & dishwasher
- 27" deep cooktop base cabinet bump out with pull-out pot drawers
- Separate pantry (per plan)
- Pre-plumbed for ice maker at refrigerator
- Recessed can lighting (per plan)
- Pendant lighting (per plan)

INTERIOR FEATURES

- Dramatic high ceilings (per plan)
- Built-in niches &/or bookshelves (per plan)
- Many architectural arches & features
- 6 panel 8' Riverside style interior doors throughout first floor with 6'8" interior doors on second floor (per plan)
- 40" direct vent gas log fireplace with cedar mantle & tile surround in great room
- Stained wood handrail with wrought iron balusters & painted trim work (per plan)
- Wood closet shelving & rods (per plan)
- Rounded drywall corners (except for windows)
- Monterrey texture on walls & ceilings
- Designer selected color choices from quality Sherwin-Williams paint
- Choice of traditional 4 1/2" base & 3 1/2" door trim or square profile 1"x 6" base & 1"x 4" door trim
- Choice of tile or luxury vinyl plank flooring in entry, great room, kitchen, breakfast area & dining, utility room, primary bath, powder bath & secondary bath(s)
- Shaw carpet with ½" spring 6lb. cushion pad at non-tiled areas

*Items effective with homes started or lot contracts after April 22, 2025. Features, plan pricing, elevations, options and available selections are subject to change without notice. 04/22/25

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- 4 recessed lights in great room
- Maxim lighting package in your choice of available finishes. Includes: Ceiling fans with light kit in great room, primary bedroom as well as one additional bedroom
- Secondary bedrooms, flex room(s) & studies are blocked & wired for ceiling fans
- Kwikset Arlington front door handle set with deadbolt in satin nickel finish. Door hinges to match front door hardware finish
- Kwikset Dorian lever handles on interior doors in satin nickel finish
- Decora touch rocker switches in white
- Interior privacy locks installed on all bathroom doors & primary bedroom doors
- Interior doors leading to attic space from second floor secured with keyed lock (per plan)
- Interior utility room outfitted with cabinet(s), a shelf & rod (per plan), in addition to connections for a full size washer & dryer

BATH FEATURES

- Comfort height commodes

PRIMARY BATH

- Granite vanity tops & splash with china under-mount sinks
- 36" Vanity with 42" vanity mirrors with beveled edges (per plan)
- Choice of flat or raised panel doors. Features include: Raised end panels, soft close cabinets with adjustable shelving, hidden hinges & dropped stiles as well as full extension, soft close drawers with side-mount guides
- 42" tall vanity mirrors with beveled edges (per plan)
- Medicine cabinet per vanity as plans allows
- Voss or Belfield brushed nickel faucets & bath hardware
- Voss, Belfield or CIA pressure-balanced tub faucet & single lever brushed nickel shower faucet
- Clear glass shower enclosure with brushed nickel trim
- Mudset tile shower floor
- Choice of primary tub, options include: White acrylic drop-in tub with c-tile deck OR Jardin or Ovalada free standing tub
- Hand laid tile floor in wet areas
- Spacious walk-in closet
- Separate linen closet (per plan)

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POWDER BATH (per plan)

- Granite vanity top with china under-mount sinks
- Cabinets with raised end panels
- 42" vanity mirrors with beveled edges (per plan)
- Voss, Belfield or CIA brushed nickel faucets
- Voss or Belfield brushed nickel bath hardware
- Hand laid tile floor in wet areas

SECONDARY BATH(S)

- Granite vanity top with china under-mount sinks
- 30" Vanity with 42" vanity mirrors with beveled edges (per plan)
- Medicine cabinet
- Choice of flat or raised panel doors. Features include: Raised end panels, soft close cabinets with adjustable shelving, hidden hinges & dropped stiles as well as full extension, soft close drawers with side-mount guides
- Voss, Belfield or CIA brushed nickel faucets
- Voss or Belfield brushed nickel bath hardware
- Royal Harlen 60"x30" Tub with tile surround
- Acrylic shower pan at 2nd floor showers
- Voss, Belfield or CIA pressure-balanced tub faucet & single lever brushed nickel shower faucet
- Hand laid tile flooring in wet areas

EXTERIOR FEATURES

- Knotty Alder 8'0", five panel demi-glass front door
- Stylish exterior 100% masonry finishes with low maintenance James Hardie family of products (per plan)
- Stained tongue & groove 1"x6" ceiling on covered porches (per plan)
- Exterior coach lighting at garage with cast stone address plate (per plan)
- Traditional salt finish sidewalks, drives & open patios
- Buyers choice of two front door selections
- Gas valve for future grill at covered porch (per plan)
- Covered patio (per plan)



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