FULSHEAR LAKES 70'

SITTERLE HOMES

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

Fulshear Lakes 70'

The Sitterle Homes Experience

- Locally designed award winning floor plans
- An abundance of elevations and structural options
- Independently inspected and validated "High Performance Home", rated by HERS (Home Energy Rating Score)
- Interior design assistance including (2) three hour appointments with one of our personal interior designers

Insulation & Building Envelope

- Blown in Blanket & Batt System with R30 Cellulose Blown in attic insulation with R22 sloped ceilings
- OSB Techshield radiant barrier roof decking
- ZIP System™ Sheathing & Tape exterior envelope
- Vinyl double pane, insulated windows with Low-E glass, tilt-in and removable sashes
- James Hardie family of products including siding, porch ceilings and vented soffits
- Poly-foam sealant at all exterior base plates, exterior penetrations, doors and windows

Heating & Air Conditioning

- All homes engineered individually and properly sized for maximum efficiency
- TRANE® 14 SEER rated two speed HVAC system
- TRANE® 80% AFUE gas furnace with high efficiency motor (per community)
- TRANE® Aluminum High Efficiency comfort coils
- TRANE® Programmable WiFi thermostat
- Extended 10 year parts warranty upon registration of equipment with Trane within 60 days after closing, otherwise a 5 year parts limited warranty applies
- Aprilaire® fresh air ventilation control system
- R6 foil backed duct work
- 4" Media filter

*Items effective with homes started or lot contracts after March 16, 2026. Features, plan pricing, elevations, options and available selections are subject to change without notice. FL70 03/16/26

Security & Technology Features

- Security system installed to all exterior doors with an IQ4 Hub Touchscreen and one motion detector
- Kwikset® single cylinder deadbolts on all exterior doors with satin nickel Smartcode handle set at entry door
- Structured wiring package including three full drops (one Cat-6 phone and one cable per drop) and 30" OnQ structured wiring enclosure
- Studies include an additional full drop (per plan)
- Built-in smart phone controlled home intelligence includes a combination of (3) Z-Wave Smart Light Switches (4 for 2 story homes), smart door lock, smart thermostat(s)
- "White Glove" service at time of move-in includes integration, app download and training

Kitchen Features

- Timeless cabinet designs with 42" upper cabinets, door and drawer pulls, adjustable shelves, hidden hinges, soft close doors and full extension drawers*
- 3 cm granite countertops with square edge treatment
- Undermount 8" deep stainless steel double-bowl sink with Moen® pull-down stainless faucet, ⅓ HP disposal
- Hidden under cabinet outlets for uninterrupted full tile backsplash designs
- Superior quality stainless steel Whirlpool® appliances: dishwasher, 36" gas cook-top, vented to exterior, built-in oven, and microwave
- Two staged filter water system and faucet at sink
- Under cabinet lighting

Interior Features

- 42" Direct vent fireplace with cast stone surround
- 8' interior doors on first floor and 6'8" interior doors on the second floor with multiple designs available
- Stained oak handrail and balusters with wrought iron spindles (per plan)
- Monterey texture on walls and ceilings
- Designer selected colors from Sherwin Williams® flat paint and caulks
- 6" base trim throughout, 4" door trim
- Tile flooring in entry, kitchen and adjoining dining area (per plan), utility room, master bath, and all secondary baths
- Plush carpet with ½" spring 5-lb. cushion pad
- Elegant lighting packages with multiple choices. Ceiling fans with light kits and speed control in all bedrooms, gameroom (per plan) and great room
- Rear covered patios (per plan) blocked and wired for ceiling fans

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- Kwikset® satin nickel lever handles with front door handle set
- Decora touch rocker switches
- Interior privacy locks installed on master bedroom, all bathrooms, and attic access doors
- Keyed passage lock interior doors leading to attic space from second floor (per plan)
- Interior utility room with 30" x 36" upper cabinet, shelf, rod, and connections for full-size washer/dryer

Bath Features

- Elegant white sinks, commodes, and tubs
- Elongated china commodes throughout
- Hand laid tile flooring
- Merkrete Hydro-Guard Water Proofing at mud-set at wet tiled areas
- Chrome bath hardware throughout

Master Bath

- Marlana vanity countertops with undermount sinks*
- Poplar wood cabinets
- Stylish freestanding soaking tub
- 42" tall vanity mirrors with beveled edges (per plan)
- Moen® Chrome 8" center set faucets
- Moen® Chrome pressure balanced single-lever shower faucet
- Clear glass enclosure with chrome trim
- Mud-set tiled shower floor in master bath
- Spacious walk-in closet (per plan)
- Separate linen closet in master (per plan)

Powder Bath (Per Plan)

- Pedestal sink
- 30" x 36" rectangular beveled mirror
- Moen® Chrome 8" center set faucet

Secondary Bath(s)

- Marlana vanity countertops with undermount sink*
- Poplar wood cabinets
- 42" tall beveled vanity mirror (per plan)
- Acrylic guest tub with ceramic tile surround
- Moen® Chrome single lever pressure balanced tub and shower faucet
- Moen® Chrome 4" center set faucet

Exterior Features

- Front gutters
- Stylish exterior masonry finishes including stone, brick, and/or traditional stucco (per plan)
- Exterior coach lighting at garage with address plate below (per plan)
- Efficient Wayne Dalton® insulated garage door with ½ HP WiFi opener and two remotes with decorative hardware
- Inviting mahogany 8' tall double front doors (per plan)
- Sitterle Homes signature brass plate at front entry with stone, tile or brick front porch (per plan)
- Generous front yard landscape package including trees, shrubs and sod (per community)
- 2 or 3 hose bibs with atrium or courtyard (location per plan)
- Covered patio (per plan)
- Site specific irrigation system
- Site specific sodded front and backyard

General Construction Features

- Individually designed and engineered post tension reinforced concrete foundation
- Foundation inspected by independent registered engineering firm
- All framing plans are individually designed
- Treated 2x4 or 2x6 wood base plates on first floor; exterior plates bolted and ramset to foundation
- Conventionally framed walls; quality select 2x4 studs 16" O.C.
- ¾" tongue & groove sub-floor, glued and screwed to engineered floor system
- Fire-blocking between studs (per code)
- Independently-engineered floor systems for 2 story homes
- PEX water lines, PVC drain lines
- One 50-gallon natural gas rapid-recovery water heater 3.5 baths or less, Two 40-gallon with 4 or more baths
- G.F.I electrical outlets at garage, exterior doors, and all wet areas (per code)
- Smoke and carbon monoxide detectors per building code
- Electric dryer connection
- Disappearing attic stairs (per plan)
- Painted garage walls and ceiling
- Third party inspections at slab, frame, and final stages
- 2-10 Home Buyers Warranty

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