



# The Overlook at Boerne

## INCLUDED FEATURES

### EXTERIOR FEATURES

- Front and side yards sodded and irrigated with Bermuda Sport TIF
- Beautiful Landscape Package with a mix of plants/shrubs
- Backyards hardscaped for low maintenance
- 6' Cedar Privacy Fence(with Gate on end units)
- Architectural Shingles and Standing Seam Metal Roof accents(Per elevation)
- Hose Bib
- Four sides masonry consisting of stucco and stone
- Prairie style Divided Light Windows on the Front of the House
- Full Light Back Door
- Decorative metal Address Numbers
- ½ Screens on all Operable Windows
- Conventional Stick Frame construction
- 8x8 concrete patio or deck depending on elevation of slab
- Mahogany Leaded Glass Front Door
- James Hardie Soffit

### INTERIOR FEATURES

- Uponor AquaPex High Pressure Water Lines
- 9' Ceilings on First Floor
- Ceramic Tile Floors in Kitchen, Breakfast, Powder Room, Entry, Utility and all Baths
- Cobra Nose Sheetrock Corners Throughout (Windows Excluded)
- 5-1/4" Designer Base Trim and 2-3/4" Colonial Door Casing
- ½" 8LB Carpet Pad
- Choice of 6 Interior Door Styles
- Sherwin Williams Two Tone Interior Paint (Choice of Wall Colors)
- Rich Architectural Features throughout
- Monterrey Drag Wall and Ceiling Texture
- Kwikset® Halifax Brushed Nickel Door Hardware
- Clothes Rod and Shelf in Utility Room
- Clothes Rods and Wood Shelving in All Closets
- Recessed LV LED Wafer Lights
- Signature® Provincetown Brushed Nickel Plumbing Fixtures
- Dimensional Ceilings, Tray Ceilings, Coffered Ceilings (per plan)
- Finished Garage Walls, Textured, Trimmed, and Painted
- Taexx In-Wall Pest Defense System



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### **DESIGNER KITCHEN FEATURES**

- Job Measured Cabinets-42" Staggered Uppers with Crown Molding
- 3cm Granite Countertops
- Whirlpool® Appliances to include Smooth Top Electric Self Cleaning Range, Microwave with Vent Hood, Dishwasher (Black)
- Stainless Steel 8" Double Bowl Sink
- Signature® Calverton Faucet with Sprayer
- 13" Ceramic Tile Backsplash On Diagonal
- Icemaker Connection
- ½ HP Moen Garbage Disposal
- LV LED Wafer Lighting in Kitchen
- Ceramic Tile Floors on Straight Lay

### **ELEGANT BATH FEATURES**

- Vertens® Elongated Commodes throughout
- Shaver height Master Bath Vanities
- Vanity Mirrors in all Baths
- Signature® Plumbing Fixtures
- Granite Vanity Tops with oval or square undermount sinks in All Baths
- Exhaust Fans In All Baths -Vented Outside
- Ceramic Tile Floors
- Mud set Master Shower (per plan)
- Tub Shower Combinations in Secondary Baths with tile surround

### **ELECTRICAL FEATURES**

- LV Lighting per plan
- Carbon Monoxide and Smoke Detectors
- Decora® Rocker Switches throughout
- Ceiling Fans with Light Kit in the Family Room, Master Bedroom and Game Room (per plan)
- 2 Exterior GFI Outlets
- 220-volt Electric Dryer Outlet (Utility Room)

### **LOW VOLTAGE**

- All lighting, exhaust fans, and ceiling fans are DC low voltage
- CAT6 drops at all bedrooms, kitchen and family room
- RG-6 drops at all bedrooms, kitchen and family room
- USB charging plugs at master bedroom and kitchen
- Home automation packages available
- Lutron Wireless Shades available



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### **FOUNDATION & FRAME**

- Engineered Rebar Foundation Slab
- All Walls Framed 16" On Center
- Engineered I-Joist Flooring System
- Engineered (110 MPH) Windstorm Requirements
- Full Frame Boxed Construction On-Site With 7/16" Radiant Barrier OSB Roof Decking (No Pre-Fab Framing)
- 3/4" Tongue and Groove Subfloor (glued and fastened with screws)
- 7/16" Zip Wall System Exterior Sheathing
- 1-year Warranty (All Items except Landscaping)
- 2 Year Warranty: Electrical, Mechanical, and Plumbing
- 10 Year Structural Warranty (By Strucsure)
- Foundations engineered based on Soil Borings

### **ENERGY SAVING FEATURES**

- Double Pane Low E Vinyl Windows
- Radiant Barrier Roof Decking
- 16 SEER Trane® HVAC(two story plans zoned with two thermostats)
- 7 day Programmable Thermostats
- Poly Sealant Around openings
- Foam insulation in exterior walls
- R-30 Blown Insulation in Flat Ceilings
- R-38 Blown insulation in attic
- Energy Efficient Electric Tankless Water Heater (bath dependent)
- Energy Efficient Trane Heat Pump
- Weather Stripping Around Exterior Doors
- Ridge Vents and Air Hawks (as needed)
- Built to Energy Star Standards (Certified Energy Star Builder)
- 10 Year Warranty on Trane® A/C Compressor

### **PURE WELLNESS**

- Two stage filtered water at kitchen sink
- Healthway Super V whole house air filtration
- Available whole house water treatment
- Available water softener