



Standard Features 2017 (\$155.00) per sq. ft.

Exceptional Exteriors

Brick and stone façade with buff mortar
Hardi plank siding (per plan)
Decorative outdoor lighting (per plan)
Antiqued salt or broom finish drive and lead-walk
Up to 200 sq. ft. of covered outdoor living space (per plans)
Outdoor fireplace or outdoor kitchen build out (per plans)
30 year composition roof
Full gutters with drains per city requirements
8 ft. fence
Landscape package with professional landscape design (front yard only)
3 water hose bibs (per plan)
Three Car garage (per plan)

Elegant Interiors

Medium orange-peel texture on ceilings, in closets, bedrooms, and all other secondary areas
Hand texture entry, formal, study, and main first floor living area
Choice of paint colors with up to 4 accent choices (Flat walls, semi-gloss trim)
Wood floors in entry, hallways, family, study and dining room, stairs, upstairs hallways, and game room & Master bedroom
Carpet in secondary bedrooms and media room (per plan)
Ceramic tile floors in secondary baths
Accent tile in secondary baths
Level 1 granite/ standard stock marbles/ quartz master countertops in secondary baths and laundry
Ceramic tile in laundry
Generous carpet allowance
42" Superior WRT 4500 series fireplace with gas logs
Choice of wood, stone, or Fyre-stone mantle
8" base boards in the entry, formals, and family room
5" base boards in all other locations
8' Solid core doors on the first floor
6'8" Hollow core doors upstairs
4" door casing throughout
7" Crown molding throughout all main living areas and master bedroom
12" 2 stage crown molding in high ceiling areas
10' first floor ceilings (per plan)
9' second floor ceilings (per plan)

Grand Entries

Mahogany front door
Oversized trim, paneling, or siding treatment around front door
Wood handrail with iron spindles
-or- Forged iron handrail **extra detail may be additional cost
Wood treads on the main stairs

Gourmet Kitchens

Custom cabinets with your choice of paint or stained finish
Choice of smooth, raised rectangle, or shaker style cabinet doors
Granite countertops

Appliance package allowance to include:

Kitchen Aid range top (KGCU467VSS) Double oven (KODE500SS)

Microwave (KCMS1655BSS) Vent hood (UXL6036YSS)

Dishwasher (KDTM404ESS) Refrigerator (KBSN602EPA)

Appliances can be exchanged for any other brand and chosen through PIRCH

Natural stone backsplash
Choice of plumbing fixtures (per allowance)

Master Baths

Natural Stone floors
Level 3 granite, travertine, or marble countertop
6 ft. drop in jetted tub (Royal Baths Imperial IV VIP)
Or Choice of Freestanding tub from the Wyndham series
Dual shower heads (per plan)
Custom closet built ins with crown molding in master closet
One built in dresser in the master closet

Lighting/Electrical

Generous lighting allowance
Complimentary lighting consultation
Recessed can lights with LED bulbs in: hallways, kitchen, family, game, master, and study
Surround sound pre-wire in media (per plan)
Decorative rocker switches
Fully installed security system
Up to 8 CATV outlets (per plan) Main living areas and bedrooms
Up to 8 Phone outlets (per plan) Main living areas and bedrooms

Energy Efficiency

High quality vinyl low E windows from Jeldwen
Zoned 16 SEER A/C with a separate zone for master bedroom (per plan)
Radiant barrier roof decking
Tyvek home wrap
Poly seal around all base plates, doors, and windows
Spray foam wall insulation
R 30 blown insulation in attic
Third party energy efficiency inspection

Peace of mind

Custom plans drawn to your specifications
Third party inspections
Independent soil testing
Engineered post tension foundation with piers unless otherwise noted
10-year structural warranty provided by 2-10 Home Buyers Warranty

Notes:

We offer a complementary consultation where we will draw a rough sketch of your new home before any deposits are due. After this meeting, you will receive a very detailed selection guide with links to the products we are currently offering.

This pricing assumes a cleared lot for projects located in the City of Dallas. University Park and Highland Park have requirements that will increase the base price. We will itemize these requirements for you in advance.

For additional information contact:

James Davis

972-658-9206