



The Overlook at Boerne

INCLUDED FEATURES

EXTERIOR FEATURES

- Front and side yards sodded and irrigated with Bermuda Sport TIF
- Beautiful Landscape Package With 1 Tree, mix of (15) 1- and 3-gallon plants/shrubs
- Backyards hardscaped for low maintenance
- 6' Cedar Privacy Fence with Gate
- Architectural Shingles and Standing Seam Metal Roof accents
- Hose Bib
- Four sides masonry consisting of stucco and stone
- 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
- 8 by 8 concrete patio or deck depending on elevation
- Mahogany Front Door
- LP SmartSide Soffit and Fascia

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
- Rounded 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® Door Hardware
- Clothes Rod and Shelf in Utility Room
- Metal Clothes Rods and Wood Shelving in All Closets and Laundry Room
- Brushed Nickel Interior Lighting Package
- Mirabelle® Provincetown Polished Chrome 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 Site Finished Cabinets- 42" Staggered Uppers with Crown Molding (European Beech)
- 3cm Granite Countertops
- GE® Appliances to include Smooth Top Electric Self Cleaning Range, Microwave with Vent Hood, Dishwasher (Black)
- Stainless Steel 8" Double Bowl Sink
- Mirabelle® Calverton Faucet with Sprayer
- 13" Ceramic Tile Backsplash On Diagonal
- Icemaker Connection
- ½ HP Garbage Disposal
- LED Recessed Lighting in Kitchen
- Ceramic Tile Floors on Straight Lay

ELEGANT BATH FEATURES

- Gerber® Elongated Commodes throughout
- Shaver height Master Bath Vanities
- Vanity Mirrors in all Baths, Master Bath Mirror is Framed
- Mirabelle® 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

- Recessed 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)
- 3 Exterior GFI Outlets
- 220-volt Electric Dryer Outlet (Utility Room)
- Leviton® Main Breaker Panels

HOME AUTOMATION

- Expandable Control4 Package that includes integration of thermostat(s), coach lighting, family room lighting, home theater 5.1 pre-wire, and 5 HDTV drops
- C4-EA1 controller
- Araknis AN-300-AP-I-N Wireless access point
- C4 Fan Speed Controller
- Two C4 dimmer switches
- C4 Auxillary switch



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FOUNDATION & FRAME

- Engineered Post-Tension 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" LP Techshield OSB Roof Decking (No Pre-Fab Framing)
- 3/4" LP350 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 Centricity)
- Lot Specific Soils Testing
- LP LSL Headers
- LP LVL Beams

ENERGY SAVING FEATURES

- Double Pane Low E Vinyl Windows
- LP Techshield Radiant Barrier Roof Decking
- 16 SEER Trane® Zoned HVAC with two thermostats
- Ecobee4 Programmable Thermostats
- Poly Sealant Around Openings
- R-13 Batts in Exterior Walls
- R-19 Batts in Sloped Ceilings
- R-30 Blown Insulation in Flat Ceilings
- Energy Efficient Quick Recovery 40 Gallon Water Heater
- 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
- Aprilaire 1210 Media Filter