

#### CONTEMPORARY INTERIORS:

- Durable & sustainable ground & polished concrete floors on foundation levels
- “Green”-friendly solid bamboo wood floors on 2<sup>nd</sup> & 3<sup>rd</sup> floor hallways, bedrooms, & closets
- Stylish & Modern **Monte Carlo** energy-saving/reversible ceiling fans installed in every bedroom and family room
- 6’8” pre-hung, split-jamb, birch interior doors with clear-coat seal and satin nickel finished levers
- Dramatic recessed lighting in kitchen and living areas complemented with hanging pendants, per plan
- Remote-controlled lighting and ceiling fan operations in all bedrooms & living area.
- Stunning & contemporary staircases of metal stringers & Paralam or bamboo treads (per plan)
- A minimum of 9’ ceilings on all first floors
- 4” painted trim on all doors and baseboards

#### STATE-OF-THE-ART TECHNOLOGY:

- Carbon Monoxide Detectors
- Fully trimmed-out pre-wiring for security system with 14” **On-Q** panel
- Pre-wiring for garage door
- Cat-5 phone wiring in 5 rooms also allows for intercom use via cat-5 telephones within the home (phones not included)
- RG6 quad shielded video cable outlet in all bedrooms and living room
- Integrated smoke detectors in all bedrooms, kitchen, & hallways which “communicate” so that if one activates, each alarm will sound
- Professional Low-Voltage consultation appointment to assist you in discussing your wiring needs, placement, and options prior to building your home.

#### GOURMET KITCHENS:

- Elegant & naturally scratch-resistant LEED-certified “green”-friendly Genuine Quartz **SileStone** Countertops with Microban protection
- Designer satin nickel bar hardware on all cabinetry and drawers
- High-capacity 1/3 hp garbage disposal unit
- Deep stainless-steel sink with faucet/extended vegetable sprayer combo
- **Bruce** custom cabinetry of “green”-friendly plantation hardwood doors harvested from rubber-tree plantation farming with ½” hardwood end panels, “soft-close” drawers & ¾” wood dovetailed full-extension drawer boxes
- **GE Profile** stainless steel gas range & self-cleaning oven with warming drawer, extra-large oven capacity & 17,000 BTU “power-boil” burner for rapid heat
- **GE Profile** Energy-Star stainless steel dishwasher with giant tub, adjustable upper rack that also moves diagonally for easy loading, 1-9 hr. delay start, and clean sensor that automatically adjusts cycle
- **GE Profile** Stainless Steel Microwave Oven

#### LUXURIOUS BATHS:

- **Vorton** enhanced-height elongated water-saving high-efficiency commodes
- Contemporary porcelain-enameled solid steel bathtub
- Genuine 6x12 travertine master shower surround
- Modern 3x6 “subway style tile” in secondary bath(s) surround
- Dramatic **Progress Lighting** wall sconces above every sink
- Full under-sink cabinetry in all baths and half-baths include with SileStone counters
- Designer satin nickel bar cabinet hardware
- 42” high mirrors expand full-width of all vanities
- **Hans Grohe** shower heads in all showers with double shower heads in master
- **MOEN ISO** nickel faucets & bath hardware

### QUALITY CONSTRUCTION:

- 14 SEER **Carrier** HVAC with energy-efficient gas furnace
- Gas forced air or electric heat pump as required by plan
- **Rheem** tankless hot water heater provides unending hot water availability
- SPRAY-IN **ICYNENE** INSULATION in high ceilings
- R-19 batt insulation in attic knee walls
- SPRAY-IN **ICYNENE** INSULATION in flat ceilings at living areas
- R-13 batt insulation in walls with multi-stage polysealant around base plates, doors, & windows to prevent air infiltration
- Sound-quieting batt insulation in all baths and utility walls
- All exterior doors weather-stripped
- Central heating with multiple zones on all two or three story homes
- Central heating and cooling systems
- Electronically controlled programmable thermostat
- All tub & shower walls constructed with 3 layer water barrier system
- In-slab plumbing guards against freeze damage
- 3/4" tongue & groove subflooring on 2+ story homes, screwed & glued to minimize floor squeaks
- Treated plates at bottom of interior & exterior walls protect against termites & water damage
- Wind braces on every exterior wall
- PostTension Institute certified steel cables in foundation
- Copper wiring with aluminum subfeeds
- Non-corrosive water piping for better water quality
- Entire house wrapped in OSB *AND* insulated house wrap
- ½" sheet rock on walls and 5/8" fire rated on ceilings & garage walls; primed, with orange peel texture

### EXTERIOR FEATURES:

- Stucco &/or hardiplank/ limestone/ CMU block exteriors, per plan
- Aluminum gutters for water diversion
- **Jeld Wen** double-paned low E 2 energy-saving solar reflective windows utilize vinyl (rather than metal) for energy efficiency in trapping--rather than transferring--heat and cold
- Taexx built-in pest control system for monthly treatments behind the walls so no chemicals ever enter your living spaces—outside or inside! ([www.pestdefense.com](http://www.pestdefense.com))
- Sod & landscaping custom-designed to compliment each individual home
- Modern Designer Raised Metal House Number Markers
- Conveniently located front & rear exterior water faucets with anti-siphoning devices
- Front & rear weatherproof GFCI electrical outlets
- **Valspar** 26-gauge pro snap metal roofing with 15 year manufacturer's warranty & **Weather X** paint coating
- **Full-Light** insulated metal entry doors with glass
- Insulated steel exterior doors with **Schlage** deadbolt locks & door knobs
- Professional design consultation for selection of designated exterior color palette & other options
- Radiant barrier roof decking lowers roof temperature by approximately 20 degrees for added energy-efficiency

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**WATSON**  
REALTY TEAM

# NINE SIXTY NINE

[www.viciniadevelopment.com/512.927.2626](http://www.viciniadevelopment.com/512.927.2626)

**KELLER WILLIAMS**



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