

Cibolo Valley Ranch

The Brookstone and Fairfield Collection Everything's Included Standard Features

Interior Features

- 9 foot & 10 foot ceilings, per plan
- Santa Fe arched panel interior doors
- 2" faux wood blinds on all operable windows
- Rounded drywall corners (excludes window returns)
- Monterey drag texture
- Satin Nickel door hardware
- Satin Nickel ceiling fans in family room & master bedroom
- Minimum of 2 carbon monoxide detectors
- Smoke detectors in all bedrooms
- 80% CFL bulbs
- Low VOC paint
- Oak handrails
- Half-inch rebond carpet pad
- 18" x 18" tile floors in entry, kitchen, breakfast nook, all baths & utility room
- Low VOC stain-guard continuous filament carpeting in dining room, family room, bedrooms, study & game room, per plan

Kitchen Features

- GE Energy Star® Appliance Package (Stainless steel)
 - microwave vented to exterior
 - self-cleaning range
 - multi-cycle dishwasher
 - side-by-side refrigerator
- 36" cabinets with crown moulding
- WaterSense certified faucet with pull-out sprayer
- Recessed lighting with CFL lamps
- Granite countertops with undermount stainless steel sink and ceramic tile backsplash

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Bathroom Features

- Garden tub in master bathroom
- Separate shower with tile surround in master bathroom
- Cultured marble vanity tops with square sink in all bathrooms
- WaterSense® certified faucets & shower heads
- WaterSense® certified dual-flush elongated commodes in all bathrooms
- Chrome plumbing fixtures, lights & accessories in bathrooms
- Oval mirror with flat edge in powder room
- Door at master water closet, per plan

Technology

- Programmable thermostat
- Security System prewire
- CAT-5 telephone outlet in kitchen, master bedroom and study, per plan
- Pre-wired for cable in family room, master bedroom, game room and media room, per plan

Exterior Features

- Low maintenance, insulated fiberglass 6-panel front door
- Landscape package with backyard fencing
- Irrigation System with rain sensor
- Low-maintenance fiber-cement siding & soffit with 30-year warranty
- Fully sodded yards
- Covered patio, per plan

Insulation Specifications

- R-13 walls
- R-22 sloped ceilings
- R-30 flat ceilings (where accessible)
- R-10 folding Energy Star® attic stairs with compression fitting,
- per plan

(Continued)

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Construction Features

- Energy Star Certified
- 3 sides masonry, per plan
- 14 SEER HVAC system
- MERV 10 media filter
- PEX plumbing system
- Garage door opener with two remotes
- Pre-plumb for water softener
- Window sills at all windows
- Triple-coated Low-E 366 glass insulated vinyl windows
- Radiant barrier roof decking
- Roof ridge ventilation & air vents
- High-quality composition shingles
- 3000-PSI post-tension foundation certified on site by an independent engineer
- Third party, code-certified inspection process

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