

# FULSHEAR LAKES

## Standard Features



### QUALITY CONSTRUCTION

- Stone Accented Elevations
- James Hardie® Fiber Cement Siding, Soffit, and Fascia\*
- Owens Corning® 30 Yr Architectural Shingles
- Secure Tongue and Groove Subfloor\*
- (3) Scheduled Buyer Walks
- Scheduled Interior Selections Meeting on Dirt Sales

### EXTERIOR AMENITIES

- Mahogany Charcoal Entry Door with Glass Insert
- Decorative Coach Lighting
- Front Rain Gutters
- Full Bermuda Sod
- Full Landscaping Package
- Full Irrigation System
- (3) Anti-Siphoning Hose Bibs with Side Gate for Easy Access
- Privacy Fence
- Decorative Finished Garage Door with Glass Inserts
- Two-Toned Paint

### INTERIOR AMENITIES

- PPG Painted™, Monterrey Drag Textured Walls & Ceilings
- Walk in Closets\*
- Squared Sheetrock Corners
- Designer Chrome Lighting Package
- Kwikset® Chrome Door Levers
- Telephone Jacks in Master Bedroom
- USB Wall Charger in Kitchen and Master Bedroom
- Cable Outlets in Family Room and Master Bedroom
- All Bedrooms Blocked and Wired for Ceiling Fans
- 9' Ceilings\*
- Energy Saving LED Lighting

### KITCHEN FINISHES

- Granite Countertops with Square Edge
- Ceramic Tile Backsplash
- 42" Shaker Style Cabinets with Crown Molding and Bump-Out Over Range
- Under-Cabinet Lighting
- 8" Stainless Steel Sink with Garbage Disposal
- Moen® Plumbing Fixtures
- Durable Ceramic Tile Flooring
- Pantry
- Stainless Steel Appliance Package
  - Gas Range
  - Microwave (Direct Vent to Exterior)
  - Dishwasher

### OWNERS RETREAT FINISHES

- Coordinating Shaker Style Cabinets
- Cultured Marble Countertops with Integrated Dual Rectangular Bowls
- Enclosed Shower with Glass Door
- Separate Garden Tub with Tiled Surround\*
- Durable Ceramic Tile Flooring
- Elongated Commode
- LED Light in Walk-In Closet

### SECONDARY BATH FINISHES

- Coordinating Shaker Style Cabinets
- Cultured Marble Countertops with Integrated Rectangular Bowl
- Durable Enameled Steel Tub
- 12" Tiled Shower Surround
- Durable Ceramic Tile Flooring
- Porcelain Pedestal Sink in Powder Room\*

### ENERGY EFFICIENT AMENITIES

*Our homes are constructed with energy efficient features and amenities placing importance on your comfort, savings and the environment*

- 16 SEER HVAC System
- Radiant Barrier Roof Decking
- White Vinyl Double Pane, Low-E Windows
- Programmable Touch-Screen Thermostat
- Insulation
  - Blown R-38 in Flat Areas
  - R-22 Batts in Slopes
  - R-13 Batts in Walls
- Electric Dryer Connections in Utility Room
- PEX Hot & Cold-Water Lines
- Rheem® High Efficient Tankless Gas Water Heater (Whole House)
- Energy Star® Certified- Media Filter and Jumper Ducts in All Bedrooms

### SECURITY AND COMFORT

- Smoke and Carbon Monoxide Detectors
- Fresh Air Intake System for Enhanced Air Quality
- Pre-wired for Garage Door Opener
- Professionally Engineered Post-tension Foundation
- 2-10 Year Warranty Programs
- Independent Third Party Inspections

**Live BIGGER**

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\*Varies Per Plan Approved by:  
02/10/2023