

# HERITAGE PREMIER SERIES *FEATURES*

# THE COLONY



## EXTERIOR FEATURES

- Blend of home designs incorporating such architectural styles as Texas Bungalow, Mission, Tudor and Hill Country Contemporary
- Exterior finishes blended with native Texas stone, clay brick, stucco, board and batten and other durable low maintenance materials (per elevation)
- Iron front door
- Decorative Wayne Dalton® insulated garage door with glass inserts, iron accents, opener and transmitters
- Water softener loop in garage
- Full front and rear yard landscaping with full sod and irrigation
- Front home gutters
- Covered porches as determined per plan
- Salt finished drives, porches and walkways
- 30 year dimensional roof shingles

## INTERIOR FEATURES

- 8' Masonite interior doors on first floor with Kwikset® Cove knobs in satin nickel, chrome or iron black
- 16"-20" tile floor laid with broken joint pattern in utility and baths
- Level 1 hardwood floor in entry, kitchen, dining, great room and hallways on the first floor
- 5 1/4" base boards with 3 1/2" door and window casings
- Monterrey drag wall and ceiling texture with rounded drywall corners including windows throughout
- Designer selected paints with excellent choice of colors for walls and trim
- 42" direct vent fireplace with cast stone surround in great room (per plan)
- Ceiling fans in great room, all bedrooms, and game room (per plan)
- Volume ceiling with extra windows to bring in more natural light
- 30" upper cabinet in utility room
- Wrought iron balusters, stained oak hand rail with rake stair system (per plan)
- Solid surface at all desks or built in home offices (per plan)
- Choose from elegant lighting packages with two finish options
- Recess can lighting in great room, primary bedroom, game rooms and study (per plan)



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## KITCHEN FEATURES

- Poplar or maple cabinets with 42" uppers, raised panels, crown moulding, adjustable shelving and hidden hinges
- Soft close drawers and doors on kitchen cabinets
- Quartz or granite countertops in a wide choice of colors with bullnose or square edge
- Under-mount stainless steel double bowl sink with Moen® Sleek faucet with pull out vegetable sprayer
- Full tile kitchen backsplash in a wide array of patterns and colors
- Stainless steel built-in appliances consisting of built-in oven, 36" gas cook top with stainless steel chimney vent hood, microwave and dishwasher
- Oversized eat in kitchen island with cabinet fronts on ends and backside and with pendant lighting (per plan)

## BATH FEATURES

- Freestanding tub in primary bathroom (per plan)
- Mudset shower with frameless glass enclosure in primary bathroom (per plan)
- Framed hung mirrors in primary bath and powder bath
- All bath vanities are 36" tall poplar or maple cabinets with raised panels
- Pedestal sink in powder bath
- Tile to ceiling in all showers and secondary shower/tub combos
- Primary bath vanity tops are granite or quartz in a wide choice of colors with bullnose or square edge
- Elongated toilets throughout
- Moen® plumbing fixtures in chrome with bath accessories to match
- Granite or quartz countertops in secondary baths with bullnose or square edge

## ENERGY AND CONSERVATION FEATURES

- Fully Spray Polyurethane Foam (SPF) insulated building envelope
- Energy efficient ZIP SYSTEM® sheathing provides moisture barrier and reduces air leakage
- Poly-foam sealant at all base plates, exterior penetrations, doors and windows
- R6 foil backed duct work
- Exhaust vents in all bathrooms and utility
- Choice of Almond, Grey, or White vinyl low E3 366 glass insulated windows
- Digital programmable thermostats
- Sill seal under exterior base plates to reduce air infiltration
- TRANE® high efficiency heating and cooling systems

## GENERAL CONSTRUCTION FEATURES

- 2-10 Limited warranty
- Individually designed and engineered foundation system (site specific)
- Treated wood base plates throughout; exterior plates secured to exterior plate line
- Advantech® 3/4" tongue and groove sub-floor, glued and nailed to engineered floor system
- James Hardie - low maintenance cement fiber cornice material
- PEX water lines and PVC drain lines
- Independent third party inspections at foundation, frame and final stages

## SECURITY AND TECHNOLOGY FEATURES

- Smart home technology package ready for a wide range of entertainment and Alarm Safety devices with components to include front door lock, thermostat, switch, outlet and garage door opener
- Kwikset® deadbolt and Wi-Fi keyless touch pad entry
- 30" Wi-Fi friendly poly wiring panel with service feeds
- Future fiber access conduit from panel to exterior D-mark
- Six (6) home technology wall ports of type coaxial cable, Cat6 network or Cat6 phone per plan.
- Two locations of home technology keypad prewire including power/ data wiring (Cat5e, 22/4 and 18/2). Additional keypad location included if home has casita
- Data wiring (Cat6) to future Wi-Fi antenna location

## ARCHITECTURAL DESIGN OPPORTUNITIES

- Great selection of floor plans available, designed with multiple structural options including additional living, outdoor and entertainment spaces to better suit your needs
- Decorating appointment in a design studio with a consultant affording you the opportunity to personalize the home to fit your style



Standard features are subject to change without prior notice. Spray foam insulation standard on homes started after 7/15/2024, see New Home Consultants for information. 07/15/2024

  
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