

AUSTIN ACRES

Standard Features

INTERIOR FEATURES:

- 3-4 Bedrooms, 2 bath floorplans
- Wall-To-Wall carpet (A)
- Tile entry
- Vinyl floors in bath & utility (A)
- Laminate Counter tops in kitchen & bath-see broker
- Kitchen and DR laminate wood floors-3 choices
- Oak Cabinets in kitchen & bath
- Plumbing for ice maker in kitchen
- White electric appliances:
 - Electric self cleaning oven/range
 - Dishwasher
 - Built in microwave
- Brushed nickel/satin sink w/ disposal
- Brushed nickel/satin hardware for all doors and cabinets
- Pre-wired for phone and cable
- White MDF moldings & base of window sills
- Window wraps-3 sides sheet rocked
- Ceiling Fixtures frosted domes w/ satin ring and ceiling fan in DR
- Fiberglass shower/tub
- Vaulted or coffered ceilings in LR/DR
- Six panel white interior doors & closet doors
- Swiss Coffee or French White satin interior paint

EXTERIOR AND MECHANICAL FEATURES

- Forced Air Furnace
- 200 amp electrical panel
- Front yard landscape-lawn only
- 2 car garage, door opener with remotes
- Concrete driveway
- 2X6 exterior walls with 16 in. on center
- 10X10 concrete patio with sliding glass door
- Vinyl windows (double pane)
- Gutters & down spouts
- Insulated steel exterior doors
- Anti-siphon outside faucets
- Engineered clear span roof trusses
- 30-yr composite roofing, gray, charcoal & tan
- Insulation: walls R-21, ceilings R-38, floors R-25
- Washer/Dryer hook ups
- 5-yr carpet warranty
- 1-yr appliance warranty
- 1-yr workmanship warranty
- “Super good cents” construction with 2-10 home buyers warranty
- Exterior Colors: Earth tones-see broker for color samples
- Roof Colors-3 choices: See broker for samples
- Exterior lighting 2 on each side of garage, front porch and back patio
- Siding– Hardi Plank front and gable T-111 on sides and back

(A) = Allowance items: The builder will provide an allowance amount, based on the floorplan, at Home Depot. Buyers can choose finishes offered by builder or contact broker. All floorplans, prices, and standard features are subject to final builder approval. Omit fireplaces and pocket doors from all plans. No brickwork on any home interior exterior.

Options

FIXED PRICE:

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| • Extra cable jacks (3 included) | \$40 ea. |
| • Extra electrical outlets (3 per room) | \$75 ea. |
| • Extra phone jacks (3 included) | \$75 ea. |
| • Computer circuit | \$75 |
| • Extra concrete | \$4.50 sq ft |
| • Freezer outlet in garage | \$75 |
| • Utility sink in garage | TBD |
| • Man door off garage | \$800 |
| • Fully finished garage | \$2,500 |
| • Extra switches | \$75 ea. |

PER BID:

- Side/back yard landscaping
- Fencing– Back fences provided by builder
- Extra vinyl
- UG sprinklers front, back & side
- Upgrade to heat pump w/ AC