

**Massey Lakes Estates | Platinum**3702 Parkcrest Court  
Pearland, TX 77584**Included Features****Exterior Design**

- Fiber cement siding
- 4 sides brick – both floors
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' mahogany front door with satin nickel "Dakota" handleset (per plan)
- Kwikset<sup>®</sup> "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6' privacy fence
- Fully sodded front, back and side yards to fence with front landscape package
- Cast stone engraved address block
- Insulated garage door with opener
- 3 exterior hose bibs
- Dimensional roof shingles
- 10'x10' patio (per plan)
- 8' Therma-Tru<sup>®</sup> full lite exterior back door (per plan)
- Front gutters with down spouts and splash blocks
- Brick front porch
- Full irrigation

**Interior Design**

- Low VOC Sherwin-Williams<sup>®</sup> paint with Pure White ceilings and trim
- Stained stair handrails with iron spindles along stairs and balcony areas open to below (per plan)
- 8' Rockport interior doors with Kwikset<sup>®</sup> satin nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room
- 25 oz. Shaw<sup>®</sup> carpet with 3/8" carpet pad
- Direct vent fireplace and wood mantle
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish or LED disc (per plan)
- Granite vanities at secondary baths with undermount oval china bowl
- 4 ceiling fans with brushed nickel finish with light kit
- 4 1/4" baseboards on first floor

**Exquisite Master Suites**

- Timberlake<sup>®</sup> hardwood flat panel cabinets
- Moen<sup>®</sup> "Brantford" chrome fixtures
- Separate garden tub with ceramic tile skirt and shower with ceramic tile surround (per plan)
- Granite master bath vanity with undermount oval china bowl
- Elongated commodes in master and powder baths
- Ceramic tile flooring in entire master bath
- Light fixtures in brushed nickel finish (per plan)
- Mud set showers on first floor

**Spacious Kitchens**

- Timberlake<sup>®</sup> hardwood 42" flat panel cabinets
- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast nook
- Ceramic tile backsplash

**Spacious Kitchens Cont.**

- Granite countertops with undermount sink Moen<sup>®</sup> "Camerist" chrome faucet
- 1/3 HP garbage disposal
- LED disc lighting (per plan)
- Stainless steel Whirlpool<sup>®</sup> built-in appliances: 30" electric oven with self-clean feature; multi-cycle dishwasher; built-in microwave with turntable, vented to outside; 30" 4-burner gas cooktop

**Superior Construction**

- Code certified windstorm bracing
- Dimensional roof shingles with 30 year limited warranty
- Trane<sup>®</sup> 16 SEER HVAC system with heat pump and 410A refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- High-efficiency Rinnai<sup>®</sup> gas tankless water heater
- DuPont<sup>™</sup> Tyvek<sup>®</sup> HomeWrap<sup>®</sup> for protection against water and moisture intrusion
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room and game room for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- Borate termite preventative treatment by HomeTeam Pest Defense<sup>®</sup>
- HomeTeam Pest Defense<sup>®</sup> with Taexx<sup>®</sup> built-in pest control system

**Health, Comfort and Energy Savings**

- LED Lighting
- Conditioned attics
- Dual flush/ low flow toilets
- ENERGY STAR<sup>®</sup> appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 16 SEER HVAC with fresh air ventilation
- MERV 11 HVAC filtration
- PEX<sup>®</sup> plumbing
- Spray Foam Insulation
- Water-efficient faucets

**M.Connected Home<sup>™</sup> Automation Suite\***

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Ring video doorbell
- Weather-sensing irrigation/ wifi enabled

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