

## Miramesa - The Reserve

### Included Features

9007 Orchid Valley Way  
Cypress, TX 77433

#### Exterior Design

- Fiber cement siding
- 4 side brick masonry - first floor
- 8' Therma-Tru® fiberglass front door with satin nickel Dakota handleset (per plan)
- Kwikset® satin nickel deadbolt locks - exterior doors
- Fully fenced back yard
- Cast stone engraved address block
- Insulated garage door
- 2 exterior hose bibs
- Fully sodded front, side, and rear yards landscape package
- Dimensional roof shingles
- Covered patio
- 8' Therma-Tru® full lite exterior back door (per plan)
- Front gutters

#### Interior Design

- Low VOC Sherwin-Williams® paint
- 8' Rockport interior doors with Kwikset® satin nickel Cove doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room
- 25 oz. Shaw® carpet with 3/8" carpet pad
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish or LED discs (per plan)
- Decora light switches throughout the home
- 2 ceiling fans with light kit in brushed nickel finish at master and family room
- Maestro engineered marble countertops in secondary bathrooms
- Front blinds
- Extensive structured wiring program
- Full security system
- Iron spindles at stair rake

#### Exquisite Master Suites

- Timberlake hardwood flat panel cabinets
- Moen® Brantford chrome fixtures
- Separate garden tub with ceramic tile skirt and shower with ceramic tile surround
- Elongated toilet in master and powder baths
- Maestro engineered marble vanity with drop-in oval bowl
- Ceramic tile flooring in entire master bath
- Light fixtures in brushed nickel finish (per plan)
- Hi/Hi vanity cabinets

#### Spacious Kitchens

- Timberlake hardwood 42" flat panel cabinets
- Ceramic tile backsplash
- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast
- Granite countertops with undermount stainless steel sink
- 1/3 HP garbage disposal
- LED disc lighting (per plan)
- 3 pendant light prewire
- Black on stainless steel Whirlpool® appliances: 30" free-standing 4-burner gas range; multi-cycle dishwasher; over the range microwave with turntable, vented to outside

#### Superior Construction

- Code certified windstorm bracing
- Dimensional roof shingles with 30 year limited warranty
- Trane® 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® gas tankless water heater
- DuPont™ Tyvek® HomeWrap® 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®
- HomeTeam Pest Defense® with Taexx® built-in pest control system

#### Health, Comfort and Energy Savings

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

#### M.Connected Home™ Automation Suite\*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Ring video doorbell
- Structured wiring package

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