

Riverstone Ranch - The Manor - Estate | Estate

2304 Riverstone Landing Drive
Pearland, TX 77089

Included Features

Exterior Design

- Fiber cement siding
- 4 sides brick - first floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' Therma-Tru® fiberglass front door with satin nickel "Dakota" handleset (per plan)
- Kwikset® "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6' privacy fence
- Fully sodded front 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® full lite exterior back door (per plan)
- Front gutter

Interior Design

- Low VOC Sherwin-Williams® paint with Pure White ceilings and trim
- Stained stair handrails and newel posts with iron spindles up to the second floor (per plan)
- 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
- Direct vent fireplace and wood mantle
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish or LED disc (per plan)
- Decora light switches throughout the home
- 3 ceiling fans with brushed nickel finish with light kits
- Engineered marble vanities at secondary baths with undermount oval china bowl

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 to ceiling (per plan)
- Engineered marble master bath vanity with undermount oval china bowl
- Ceramic tile flooring in entire master bath
- Light fixtures in brushed nickel finish (per plan)
- Hi/Hi vanity cabinets
- Elongated commodes in master and powder baths

Spacious Kitchens

- Timberlake® 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® "Camerist" chrome faucet
- 1/3 HP garbage disposal
- LED disc lighting (per plan)
- Stainless steel Whirlpool® appliances: 30" electric oven with self-clean feature; multi-cycle dishwasher; over the range 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® 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
- MERV 11 HVAC filtration
- PEX® plumbing
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door opener
- Ring video doorbell

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