

Spring Brook Village - Executive Home Collection | Estate

3203 Millwork Street
Houston, TX 77080

Included Features

Exterior Design

- Fiber cement siding
- Brick or stone masonry, front side (per plan)
- 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 6ft. privacy fence
- Fully sodded rear with front landscape package
- 8' Therma-Tru® full lite exterior back door (per plan)
- Insulated garage doors with opener
- 3 exterior hose bibs
- Dimensional roof shingles
- Front gutters
- Full irrigation

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 (per plan)
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish
- Decora light switches throughout the home
- 3 ceiling fans with brushed nickel finish with light kit
- 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
- Hi/Hi vanity cabinets

Spacious Kitchens

- Timberlake® hardwood 42" flat panel cabinets
- Ceramic tile backsplash laid straight
- DuPure water filtration system at kitchen sink

Spacious Kitchens Cont.

- Ceramic tile flooring in kitchen and breakfast nook
- Granite countertops with undermount sink
- Moen® Camerist chrome faucet
- 1/3 HP garbage disposal
- LED disk 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® up to 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®
- Taexx® built in pest control system by HomeTeam Pest Defense®

Health, Comfort and Energy Savings

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

M.Connected Home™ Automation Suite*

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

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