

Waters Edge on Lake Houston - The Bend | Estate13403 Lake Willoughby Lane
Houston, TX 77044**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 gutters

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 kit
- Granite 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)
- Granite 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 at 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
- Recessed LED disc (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
- Ring video doorbell

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