

ArrowBrooke - Reserve Series

A LiVE.NOW.® Community

1829 Settlement Way | Aubrey, TX 76227

Exterior Design

- Clay brick with gray mortar per plan
- Group 1 stone with buff mortar per plan and elevation
- Cast stone address block with black letters
- ZIP System® sheathing
- 30-year shingles; color-Weathered Wood
- Kwikset® KEVO 2, satin nickel hardware
- Metal garage door with decorative hardware
- Full gutters with splash blocks
- Full Bermuda sod; front, sides, and backyard
- 6' cedar fence with steel posts
- Landscape package, per community requirements, per plan
- 6 panel stained fiberglass front door

Interior Design

- Designer-selected Sherwin-Williams® interior paint
- Ceramic tile flooring in entry, kitchen, nook, laundry, and all baths per plan
- Two-panel, HC square-top interior doors per plan
- Kwikset® Polo, satin nickel door hardware per plan
- Ceiling fan pre-wires in game room, family room or loft and all bedrooms
- 3.5" trim on first and second floor
- Carpeted treads with 1/2 wall and handrail

Exquisite Master Suites

- Timberlake® cabinets, per plan
- Sleek chrome faucets
- White engineered marble vanities with 4" backsplash and drop in porcelain sinks
- Private water closet with elongated front, water saving commode
- Clear safety glass shower enclosure with chrome trim and ceramic tile surrounds

Spacious Kitchens

- Timberlake® cabinets
- Granite with square edge and 4" granite backsplash
- LED disc lighting
- Stainless steel, dual bowl, undermount sink
- Moen® sleek pull down faucet
- Garbage disposal

Superior Construction

- Smoke detectors with battery backup per code and city requirements
- 10-year limited structural warranty
- Splatter-drag walls and ceiling finishes
- Rounded sheetrock corners per plan
- Post tension engineered foundation
- Quality assurance inspections and doors

Health, Comfort and Energy Savings

- 16 SEER HVAC
- Advanced Thermostat
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- Conditioned attics
- High performance toilets
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum MERV 8 HVAC filtration
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Tankless Hot Water Heaters
- Water-efficient faucets
- Weather-sensing irrigation

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Video Doorbell
- Weather-sensing irrigation

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