

Harlach Farms Included Features

11703 Folsom Pass
San Antonio, TX 78245

Exterior Design

- Architecturally designed Farmhouse and Hill Country elevations
- Attractive Exterior stone (per plan & elevation)
- Elegant 8' insulated entry door
- Roman bronze coach lamp at front (per plan)
- Decorative garage door with garage door opener
- Fenced private yard with side gate
- Professional landscape package with front yard sod to rear corners
- Gas pre-plumb at patio

Interior Design

- EVP by Shaw® at entry, kitchen, laundry, and bathrooms with ceramic tile (per plan)
- Quality Shaw® carpeting in distinctive colors throughout
- remaining living areas with 1/2 inch pad
- Sherwin-Williams® wall paint with "extra white enamel" trim
- Textured "Monterey Drag" wall finish
- Professionally coordinated interior design packages
- Contemporary square corners throughout
- Designer Riverside 5 panel interior doors throughout
- Elegant brushed nickel interior light fixtures
- Vaulted Ceilings (per plan)
- Decora light switches
- 5.1 surround sound pre-wire in Media room (per plan)
- Ceiling fan pre-wires in all rooms

Exquisite Master Suites

- Private water closet with dual flush commode
- Elegant plumbing fixtures and bath accessories
- Matte finish cultured marble vanity countertops with integrated sink
- Oversized shower enclosure with 13x13 ceramic tile surround
- 8 speed ceiling fan with light kit in master and family room
- Elongated commodes throughout

Spacious Kitchens

- Handcrafted cabinetry and crown molding with choice of finish
- LED disk lighting (per plan)
- Granite countertops
- Undermount stainless steel sink
- Stainless steel Whirlpool® gas range, dishwasher and microwave
- Moen® Arbor faucet

Superior Construction

- Certified Engineered post-tension foundation
- 50 gallon hot water heater
- 10 year structural warranty
- 1 year builder workmanship materials warranty and 2 year functional major mechanical warranty
- Durable synthetic roofing underlayment
- Home Team Pest Defense® with Taexx built-in pest control system
- One Cat-5 phone line
- Two RG6 cable outlets
- Tyvek® Weatherization System
- Health, Comfort and Energy

Health, Comfort and Energy Savings

- Advanced Thermostat
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Dual-actuated toilets
- ENERGY STAR® appliances
- Flow-Smart Showerheads
- Humidistat
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- MERV 11 HVAC filtration
- Minimum 15 SEER HVAC
- PEX® plumbing
- Sealed Insulated Ducts
- Spray Foam Insulation
- Water-efficient faucets

M.Connected Home™ Automation Suite*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell

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