

## The Estates at Talise de Culebra

### Included Features

13115 Waterlily Way  
San Antonio, TX 78254

#### Exterior Design

- 3 tab, 25 year roof shingles
- Natural stone & stucco masonry (per plan)
- Therma-Tru® 8' fiberglass entry door (raised 6 panel and insulated)
- Full lite exterior rear door
- Garage sheetrocked & painted
- Custom landscape package with full Bermuda sod and full irrigation
- HomeTeam Pest Defense® with Taexx® built-in pest control system
- 3x3 Flatwork Patio
- 6ft. good neighbor cedar privacy fence (to rear corners of house) with one walk gate
- Divided light windows at front elevation – per plan
- Exterior lighting at front and rear door with roman bronze coach lamp at front (per plan)
- Standard Garage Door Openers

#### Interior Design

- Sherwin-Williams® wall paint in choice of multiple colors; "extra white enamel" trim
- Textured "Monterey Drag" wall finish
- Rounded sheetrock corners
- Kwikset® brushed nickel "Polo" door hardware
- Cheyenne hollow core doors with raised panels
- Elegant 20/20 brushed nickel interior lights
- Quality Shaw® carpet selection with 3/8" carpet pad
- Vaulted ceilings (per plan)
- Ceramic tile in all wet areas
- 3" baseboards

#### Exquisite Master Suites

- Spacious walk-in closets
- Private water closet with dual flush commode
- Moen® Brantford chrome bath hardware
- Tile flooring in kitchen, bathroom and all wet areas
- Matte finish cultured marble vanity countertops with bullnose edge
- Timberlake cabinetry - Matching kitchen selection
- 36"x42" shower (per plan) with glass enclosure and level 1 ceramic tile surround set straight
- 42"x60" deluxe soaking tub with level 1 ceramic tile surround set straight
- Elongated commodes
- 3 speed ceiling fan with light kit in master and family room; all other bedrooms/game room blocked for fan

#### Spacious Kitchens

- Timberlake® oak cabinets and 42" uppers
- Recessed can lighting (per plan)
- Granite countertops with 6" stainless drop in sink
- 1/3 HP garbage disposal
- Black Whirlpool® gas range
- Moen® Camerist faucet with side sprayer
- Easy care tile floors

#### Superior Construction

- Engineered post tension designed foundations
- 50 gallon electric hot water heater
- 10 year limited structural warranty
- 1-2 year builder warranty
- 1-Cat 5 phone line
- 2-RG6 cable outlets
- 5.1 surround sound pre-wire in Media Room (per plan)
- Tyvek® Weatherization System

#### Health, Comfort and Energy Savings

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

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