

## Trails at Westpointe 45's

### Included Features

12818 Braxon Pass  
San Antonio, TX 78253

#### Exterior Design Features

- Brick 3 sides on first floor masonry (per plan)
- Therma-Tru<sup>®</sup> 8' fiberglass entry door (raised 6 panel and insulated)
- Full light exterior rear door
- Garage sheetrock and painted
- Custom landscape package with Bermuda sod on front and side yard (up to fence return)
- HomeTeam Pest Defense<sup>®</sup> with Taexx<sup>®</sup> built-in pest control system
- 6ft. cedar good neighbor privacy fence (to rear corners of home) 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 opener
- Gas stub out at rear patio
- 3-tab shingles

#### Interior Design Features

- Sherwin-Williams<sup>®</sup> wall paint in choice of multiple colors; "extra white enamel" trim
- Textured "Monterey Drag" wall finish
- Kwikset<sup>®</sup> brushed nickel door hardware
- Riverside hollow core doors with 5 equal raised panels
- Elegant brushed nickel interior lights
- Quality Shaw<sup>®</sup> carpet selection with 3/8" carpet pad
- Vaulted ceiling (per plan)
- Tile floors at entry, kitchen, breakfast, utility room and all bathrooms
- 3" baseboards

#### Luxurious Master Suites

- Spacious walk-in closets
- Upgraded Moen<sup>®</sup> chrome faucets
- Matte finish cultured marble vanity countertops with bullnose edge
- Timberlake<sup>®</sup> cabinetry – matching kitchen selection
- Oversized deluxe 5ft. shower
- 3 speed ceiling fan with light kit in master and family room; all other bedrooms/game room blocked for fan

#### Spacious Kitchens

- Timberlake<sup>®</sup> oak cabinets and 42" uppers
- Recessed can lighting (per plan)
- Granite countertops with 8" drop on sink
- 1/3 HP garbage disposal
- Black Whirlpool<sup>®</sup> gas range with over the range with exterior ventilation
- Whirlpool<sup>®</sup> black dishwasher
- Moen<sup>®</sup> chrome single lever fixture with side sprayer
- Easy care tile flooring

#### Quality Construction

- Engineered post tension designed foundations
- 50 gallon hot water heater
- 10 year limited structural warranty
- 1-2 year builder warranty
- Cat 5 phone line and 2 RG6 cable outlets
- 5.1 surround sound pre-wire in Media Room (per plan)
- Smoke & CO detectors in each bedroom
- Tyvek<sup>®</sup> Weatherization System

#### Energy-Efficient and Safety Features

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

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