



SIERRA CLASSIC CUSTOM HOMES

TOWN CREEK TOWNHOMES LUXURY FINISHES

EXTERIOR

- Designer exteriors that feature stucco and stone.
- 30 Year Dimensional Shingles.
- Wayne Dalton Insulated, Steel Garage Door with opener.
- Garage interiors finished with sheetrock, paint, and baseboards.
- 8' tall Mahogany Entry Door.
- Energy Efficient Vinyl Windows with double pane glass.
- Cool deck spray texture finish on porch and courtyard.
- Stained 1 x 6 tongue in groove pine ceiling on porch.
- Full soffit vents.
- Full ridge vents.

INTERIOR

- 10' tall ceilings first floor, 9' tall ceilings second floor.
- Paint grade single crown molding in first floor living areas and in master bedroom.
- 8' tall interior doors on first floor. Glass door at Pantry and at Study (per plan).
- 2" faux blinds on windows.
- Designer trim package with 5 1/4" base boards and 3 1/2" door casings.
- Stained hand rail and wrought iron balusters on interior stair cases.
- Kwik Set Hardware for interior and exterior doors.

KITCHEN & UTILITY

- Custom Cabinetry. Solid Wood Raised Panel doors. 42" upper cabinets in Kitchen, 30" upper cabinets in Utility. Plywood boxes. Full extension guides on kitchen drawers.
- 3 cm Granite Countertops.
- Stainless steel under-mounted kitchen sink.
- 1/2 HP garbage disposal.
- Price Pfister pull out faucet.
- Decorative tile backsplash in kitchen.

KITCHEN & UTILITY (continued)

- Tile Flooring.
- Stainless Steel Appliance Package. Includes 36" gas cooktop, 30" wall oven, microwave with trim kit, dishwasher, vent hood, and refrigerator.

BATHS

- Custom Cabinetry. Solid Wood Raised Panel doors. Plywood boxes.
- 3 cm Granite Countertops.
- Decorative tile backsplash at master bath vanities.
- 4" granite backsplash at secondary vanities.
- Under mounted sinks.
- Price Pfister faucets. 8" spread in designer styles and finishes.
- Tile Flooring.
- Decorative tile on shower walls.
- Shower floor in master, 4" tile laid in straight pattern.
- Designer, Oval, Free-Standing Tub in Master.
- White, elongated bowl toilets.
- Custom framed mirrors.

FLOORING

- 5" plank wood floor in Foyer, Living, Dining and Study (Landa Plan). 5" plank wood floor in Foyer and Living (Comal Plan).
- Tile floors in Kitchen, Breakfast, Baths, Mudroom and Utility.
- Designer carpet in Bedrooms and Flex Space.

PLUMBING

- Tankless Water Heater-Natural Gas.
- PEX plumbing system with shutoffs at each fixture.
- Plumbed for water softener loop. (Water softener not included).

ELECTRICAL, LOW VOLTAGE & HVAC

- 15 SEER performance, variable speed air conditioning system with media filter and digital thermostats. Natural gas furnace. 2 units.
- Decorative Lighting Package.
- Cable TV in all Bedrooms, Living Room and Flex Space.
- Cat-5 telephone outlets in all Bedrooms, Study and Kitchen.
- Security system installed with sensors on all first floor doors and windows and all accessible second floor doors and windows. Includes siren, one motion sensor, and 2 key pads.
- One room pre-wired for surround sound.
- Décor rocker switches.

WARRANTY AND INSPECTIONS

- One year builder warranty.
- Two year mechanical warranty.
- Ten year Home of Texas structural warranty.
- Quality assurance inspections at various stages throughout construction by an independent company licensed by the State of Texas.

CONSTRUCTION

- Foundation engineered by a Texas licensed engineer.
- Framing is 16 inch on center for all studs, rafters and joists on both floors.
- All kiln dried lumber.
- Tyvek Moisture Barrier Home Wrap.
- 7/16 inch OSB roof decking with Radiant Thermal Barrier.
- 1 1/8 inch subfloor, tongue-in-groove floor decking on second floor.
- R-38 insulation in attic.
- R-22 insulation in sloped ceilings.
- R-13 insulation in exterior walls.