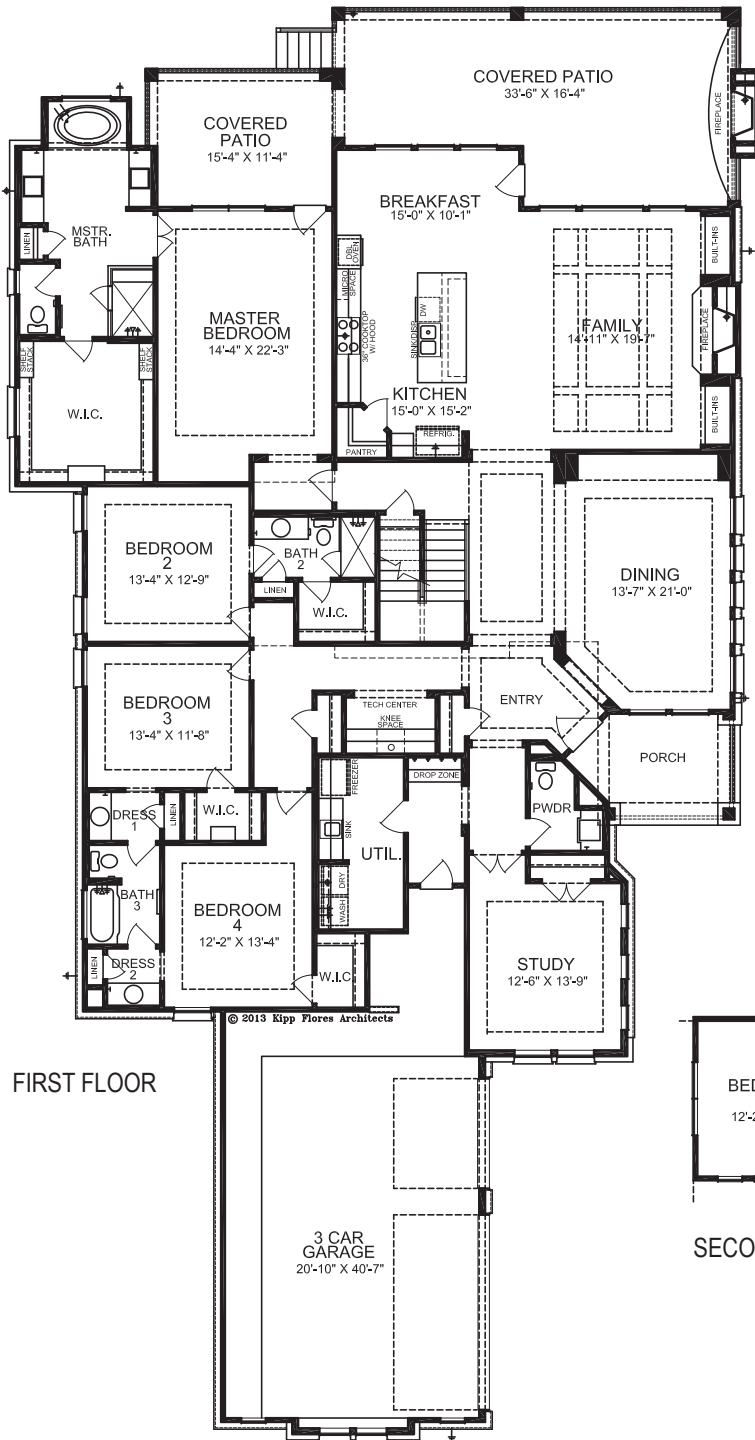
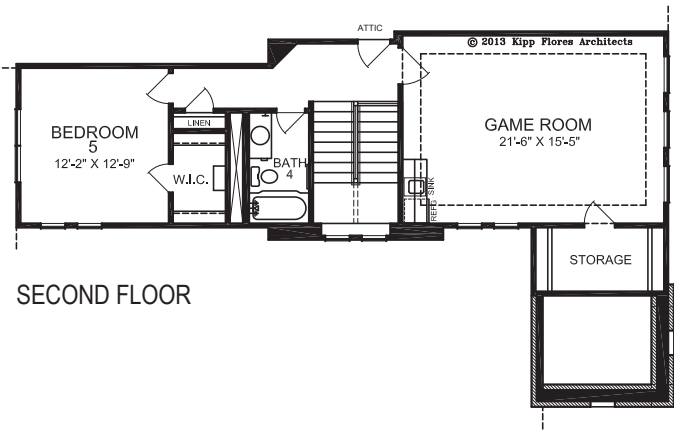




104 PINE BARRENS COURT



4,442 SQUARE FEET
 TWO STORY
 5 BEDROOMS
 4.5 BATHROOMS
 STUDY W/ CLOSET
 TECH CENTER
 GAME ROOM
 DROP ZONE



Square footage is approximate. Floorplans may vary slightly by elevation. Subject to change without notice.
 Optional features listed are available at additional cost.





PROMINENCE ESTATE HOMES

104 Pine Barrens Court

Included Features

Exterior Features

- 100% stone & stucco exterior
- Hanson, slate style flat concrete tile roofing
- Cast stone address block
- 8' mahogany entry door
- Ceramic tile flooring at front porch & rear patio
- 1x6 tongue & groove ceilings at front porch & rear patio off Family Room & Breakfast Room
- Exposed aggregate driveway & private walkways
- Decorative garage coach lights & front yard post lamp
- Fully sodded Tiffway 419 grass yards with irrigation system
- Extensive landscape package!!
- 5' ornamental iron fence with side yard gates at rear yard
- Numerous hose bibs & GFCI outlets
- Full gutter system
- Covered patio pre-wired for stereo
- 52" reversible fans at covered patio
- 42" stainless steel wood burning fireplace with custom hearth & mantel at covered patio
- Gas & electric stub-outs at rear of home for future pool

Interior Features

- 52" reversible ceiling fans with light kits in Family Room, Master Suite, Study, Gameroom & all Secondary Bedrooms
- On-Q structured wiring package
- CAT 5 phone outlets in all Bedrooms, Study, Kitchen & Tech Center
- RG6 television outlets in all Bedrooms, Family Room, Game Room, Study, Tech Center & Outdoor Fireplace
- Family Room and Game Room pre-wired for surround sound
- Recessed canned lighting throughout

- 3 car garage with insulated metal doors and openers
- Ceramic tile in Utility Room & all Bathrooms
- 10, 12 and 14 foot ceilings
- Multiple Custom interior paint colors
- Stained oak stair rails with iron balusters
- 8' custom solid core doors throughout
- Custom cabinetry with multiple paint & stain colors
- 42" Wood burning fireplace with gas log lighter & custom stone hearth & wood mantle in Family Room
- Brushed nickel interior fixtures
- Custom hand troweled finish on walls & ceilings in select rooms
- Rounded drywall corners (Excludes window returns)
- Decorative ceiling detail throughout
- Moen plumbing fixtures & bath accessories throughout
- Cabinet hardware on all cabinets

Kitchen Features

- Stainless-steel appliances including:
 - Gas cook top
 - Built-in double oven
 - Built-in Microwave & Vent hood
 - Dishwasher
 - Bar Refrigerator
- Custom cabinetry with the following features:
 - Soft close doors & drawers - kitchen, butler's pantry and Master Bath cabinets
 - Trash recycle drawer in kitchen
 - Roll-out trays installed at bottom of most kitchen and butler's pantry cabinets (per plan)
 - Tray dividers installed at cabinet above oven
 - Spice drawer insert installed in drawer adjacent to cooktop, right side

Features, options and materials are subject to change without notice. Revised November 21st, 2014.



104 Pine Barrens Court

Included Features

Continued

- Silestone counter tops
- Ceramic tile backsplash
- Granite / Acrylic undermount sink
- ½ hp garbage disposal
- Large center island with Silestone counter top
- Walk-in pantry
- Recessed canned lighting throughout
- Moen stainless-steel faucet with vegetable sprayer
- Under cabinet lighting throughout
- 3 HVAC units & 3 thermostats
- 7/16" radiant barrier roof decking
- Custom vinyl insulated, Low-E2 windows
- R-15 insulation in exterior walls (Blown in Blanket)
- R-11 insulation in interior walls of Master Bedroom, all Bath and Utility Room walls adjacent to living areas (for sound abatement)
- R-38 blown insulation in flat ceilings
- 2-stage Polyseal treatment
- Gas cooking & heating

Bath Features

- "His & Hers" raised custom vanities with drawer stacks in Master Suite
- Carrera Marble countertops & decorative tile Backsplash with undermount rectangular lavs at M/Bath
- Granite counters & decorative tile backsplashes with undermount rectangular lavs (Secondary Baths)
- Garden tub w/ Carrera Marble tub deck, ceramic tile surround & recessed canned lighting in Master suite
- Separate shower with "Posi-Temp" faucet, ceramic tile surround & Carrera Marble seat in Master Suite
- Elongated commodes in all bathrooms
- Frameless shower enclosure at Master Bath
- Secondary showers to have 84" framed enclosure with tile surrounds to 8'

Energy Features

- 14 SEER Puron, high efficiency heating/air conditioning with programmable thermostats

- Water main shut-off valve located in garage for easy access
- Two 40 gallon, gas water heaters

Structural & Security Features

- Engineered 16" deep open web, floor system (2-story homes)
- ¾" tongue & groove sub-floor installed with glue & screws
- Full security system with master control panel, motion detector & 2 keypads (monitoring not included)
- Individually engineered post tension cable foundation system
- Engineered, conventionally framed roof & shear wall system

Additional Features

- 10-year warranty program from HOME of Texas Warranty

Model Home Hours:
Sun-Mon 12-6 & Tues - Sat 10-6
116 Perpetuation Drive
Austin, TX 78734