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# Included Features

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## Turnberry at Avery Ranch

### Interior Features

- ◆ Hand-Laid Ceramic Tile at Entry, Kitchen/Breakfast, All Baths and Utility
- ◆ Contemporary 1x4 Casing and 1x6 Baseboards Throughout
- ◆ Elegant Monterrey Drag Texture
- ◆ Two-Tone Wall and Trim Paint to Highlight Architectural Features
- ◆ Half - Walls at all Stairs and Overlooks
- ◆ Three Panel Square Interior Doors
- ◆ Recessed Can Lighting per plan
- ◆ Blocked and Wired for Ceiling Fans in Family Room, Master Bedroom, Game Room, Loft and Bedrooms per plan
- ◆ Separate Full-Sized Utility Room
- ◆ Lighted Attic Access with Hide-A-Way Pull-Down Stairs
- ◆ Structured Wiring for Potential Video and Telecom Expansion in Distribution Box
- ◆ Pre-wire (CAT 5) for Telephone at Master Bedroom, Living Room, Kitchen, all Secondary Bedrooms and Loft (per plan)
- ◆ Pre-Wire (RG-6) for TV in All Bedrooms, Family Room and Loft, per plan
- ◆ Vanity Cabinet @ Powder bath with Moen Faucet
- ◆ Steel Tub at Secondary Baths with Tile Surround
- ◆ Moen Plumbing Fixtures & Bath Accessories Throughout
- ◆ Contemporary Square Drywall Corners Throughout
- ◆ 9' Ceilings Throughout
- ◆ Kwikset Hardware with Chrome Lever Door Handles

- ◆ Smoke Detectors with Battery Backup for Continuous Operation
- ◆ Garage Door Opener
- ◆ Garage Textured and Painted

### Kitchen Features

- ◆ GE Stainless Steel Appliances
- ◆ Gas Range with Microwave / Hood Above
- ◆ Multi-Cycle Dishwasher
- ◆ Plumbing Installed for Ice Maker
- ◆ Granite Countertops with Ceramic Tile Backsplash
- ◆ Stainless Steel 50/50 Undermount Sink with Moen Single Handle Chrome Faucet and Garbage Disposal
- ◆ 36" Upper Cabinets
- ◆ Recessed Can Lighting

### Master and Hall Bath Features

- ◆ Luxurious Acrylic Oval Tub with Moen Tub Spout and Ceramic Tile Splash
- ◆ Separate Shower with Enclosure, Tile Surround & Acrylic Pan
- ◆ Granite Countertops at Vanity with Dual Sinks
- ◆ 42" High Mirrors (Master and Hall Bath)
- ◆ Walk-In Closets
- ◆ Elongated Commodes in All Bathrooms
- ◆ Raised Ceiling at Master Bedroom (per plan)
- ◆ Granite Countertops at Master Bath

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Features, options and materials are subject to change without notice. Revised October 25<sup>th</sup>, 2018.

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## Turnberry at Avery Ranch

### Exterior Features

- ◆ Masonry Construction – Sand Finish Stucco on Front and Sides with Quality Fiber-Cement Siding at Rear
- ◆ Professionally Landscaped Yards and Common Areas which Includes Trees, Shrubs, Sod, and Irrigation
- ◆ 30-year Limited Warranty Architectural Shingles
- ◆ Large Covered Patios
- ◆ Weatherproof Electric Outlets at Front and Rear
- ◆ Hose Bibs at Front and Rear
- ◆ Each Unit Individually Addressed
- ◆ Fiberglass Front Door with Elegant Chrome Handle Set
- ◆ Full Light Patio Door
- ◆ Two Decorative Lights at Garage
- ◆ Room Finished Garages
- ◆ Embossed Steel Garage Door with Opener
- ◆ Full Gutters

### Energy Features

- ◆ Gas Service to Furnace, Water Heater, and Range
- ◆ 40-Gallon Energy-Efficient Gas Water Heater
- ◆ R-15 Insulation in All Exterior Walls (Excluding Garage)

- ◆ R-38 Attic Insulation
- ◆ 14-SEER Dual Zone Cooling/Heating System Dual Zone with R-8 Ductwork
- ◆ Programmable Honeywell WiFi Thermostat
- ◆ Energy Efficient Vinyl Windows with Low E366 Glass
- ◆ Poly Sealant on Exterior Walls, Windows, Doors and Baseboards
- ◆ Attic Air Flow Ventilation with Soffit and Roof Venting
- ◆ Energy-Efficient Construction
- ◆ Radiant Barrier Roof Decking

### Quality Features

- ◆ Professionally Engineered Post-Tension Foundations
- ◆ Professionally Engineered Floor System
- ◆ On-Site Custom Framing
- ◆ Personal Home Orientation performed
- ◆ 10-Year Warranty Program from HOME of Texas Warranty
- ◆ Professional Interior Design Consultant to Assist in Color and Option Selection Process

**Office Hours:**  
**Sun 1-6 & Mon-Sat 10-6**  
**12101 Maypole Bend**  
**Austin, Texas 78717**

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