



PROMINENCE HOMES-VISTAS, LLC.

The Vistas at Lakeway

INCLUDED FEATURES

Interior Features

- 52" reversible ceiling fans with light kits in Master Bedroom & Family Room
- **On-Q** structured wiring package
- CAT 5 phone outlets in all Bedrooms, Study & Kitchen
- RG6 television outlets in all Bedrooms, Family Room, Study & Game Room
- 2 car garage with Carriage Style Doors & openers
- **Shaw** 25oz, BCF nylon carpet with R2X stain protectant & ½" 6lb pad (per plan)
- Ceramic tile flooring at all 1st floor (excluding bedrooms & study) & all 2nd floor bathrooms
- Choice of 13", 18" or 20" ceramic tile flooring installed straight, brick or diagonal
- Volume ceilings (per plan)
- Rounded drywall corners (excluding windows)
- Arched openings & art niches
- 2-tone interior paint including garage
- Stained oak stair rails with iron balusters (per plan)
- 8'two-panel Continental interior doors on first floor
- Knotty Alder or Maple cabinets with arched or squared raised panel doors & choice of stain color
- Oil rubbed bronze or brushed nickel interior fixtures
- Decorative ceiling details (per plan)
- Monterey drag texture ceiling & walls
- **Moen** plumbing fixtures & bath accessories throughout

Kitchen Features

- Stainless-steel **Whirlpool** appliances including gas cooktop
- 36" upper cabinets with pop-ups over cooktop, refrigerator space, oven & at corners (per plan)

- Granite countertops with ceramic tile backsplash & **Moen** 8" deep stainless-steel undermount sink
- ½ hp garbage disposal
- Recessed canned lighting
- **Moen** stainless-steel faucet with vegetable sprayer

Bath Features

- Raised vanities with drawer stack (per plan) in Master Suite
- Garden tub with ceramic tile splash in Master Suite
- Separate shower with "Posi-Temp" faucet & ceramic tile surround in Master Suite
- Elongated commodes in all bathrooms
- Cultured marble counter tops with integral bowl in Master & secondary baths

Exterior Features

- 100% stone & stucco exteriors (per plan)
- GAF Timberline, Natural Shadow, 30 year, dimensional, fiberglass-asphalt shingle
- Cast stone address block
- 8' fiberglass, textured mahogany, camber-top, plank, entry doors.
- Decorative garage coach lights
- Fully sodded Bermuda grass yards with irrigation system
- Landscape package
- 2 hose bibs & 2 GFCI outlets (per plan)
- Full gutter system (per plan)

(continued)

Features, options and materials are subject to change without notice. Revised February 2, 2012.





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INCLUDED FEATURES

continued

Energy Features

- 14 **SEER Puron**, high efficiency heating/air conditioning with programmable thermostat(s)
- 2-story homes have zoned HVAC systems with 2 thermostats
- 7/16" radiant barrier roof decking
- White insulated, Low-E2 windows
- R-13 insulation in exterior walls
- R-30 blown insulation in flat ceilings
- R-22 insulation in sloped ceilings
- 2-stage **Polyseal** treatment along exterior doors & windows
- Gas cooking, heating, hot water & dryer
- 50 gallon gas water heater (2 - 40 Gallon with 3 Full Baths)

Structural & Security Features

- Engineered 16" deep open web, floor system (2-story homes)
- ¾" tongue & groove sub-flooring installed with glue & screws
- Pre-wire for security system only
- Individually engineered post tension cable foundation system
- Engineered, conventionally framed roof system

Additional Features

- Personal Home Orientation performed by licensed 3rd party inspector prior to closing
- 10-year warranty program from **HOME of Texas Warranty**
- Professional decorator assistance at **Prominence Homes Design Center**

Model Home Hours:
Sun 1-6 & Mon-Sat 10-6
116 Perpetuation Drive
Austin, Texas 78734

