

TURNBERRY AT AVERY RANCH

Included Features

Interior Features

- Hand-Laid Ceramic Tile in Entry, Kitchen/Breakfast, All Baths and Utility
- Contemporary 1x4 Casing and 1x6 Baseboards Throughout
- Elegant Orange Peel Sheetrock Texture
- Two-Tone Wall and Wood Trim Paint to Highlight Architectural Features
- Half - Walls at all Stairs and Overlooks
- Three Panel Square Raised Panel Interior Doors with Chrome Door Knobs
- Recessed Can Lighting Throughout
- 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 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

- Kwikset Hardware
- Pre-Wired for Security System
- Smoke Detectors with Battery Backup for Continuous Operation
- Pre-wire for Garage Door Opener

Kitchen Features

- GE Stainless Steel Appliances
- Gas Range with Microwave / Hood Above
- Multi-Cycle Dishwasher
- Granite Countertops with Ceramic Tile Backsplash
- Stainless Steel 50/50 Under mount 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)

(Continued)

Features, options and materials are subject to change without notice. Revised May 31, 2018.

Included Features

(continued)

Exterior Features

- Masonry Construction – Sand Finish Stucco on Front and Sides with Quality Fiber-Cement Siding at Rear
- Professionally Landscaped Yards and Common Areas of which Includes Trees, Shrubs, Sod, and Irrigation
- 30-year Limited Warranty Architectural Shingles
- Large Covered Patios
- Weatherproof Electric Outlets at Front and Rear
- Exterior Hose Bibs at Front and Rear
- Each Unit Individually Addressed
- Fiberglass Front Door with Elegant Chrome Handle Set
- 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
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Austin, Texas 78717**

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