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# INCLUDED FEATURES

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## The Townhomes at Crystal Fall

### Interior Features

- ◆ Professionally Designed Interior Selections
- ◆ Ceramic Tile Flooring in Entry, Dining, Kitchen, Baths and Utility (per plan)
- ◆ Moen Plumbing Fixtures Throughout
- ◆ Contemporary 5-Panel Interior Doors
- ◆ Kwikset Front Door Satin Nickel Handle Set with Deadbolt
- ◆ Medium Monterrey Drag Texture on all Walls and Ceilings
- ◆ Two-Tone Wall and Trim Paint to Highlight Architectural Features
- ◆ Half - Walls at all Stairs and Overlooks
- ◆ Shelving in Closets and Linen (per plan)
- ◆ Ceiling Fans in Family Room and Master Bedroom
- ◆ Kwikset Door Hardware with Chrome Lever Handles
- ◆ Lighted Attic Access with Hide-A-Way Pull-Down Stairs
- ◆ Structured Wiring for Potential Video and Telecom Expansion in Distribution Box
- ◆ Pre-wire for CAT 5E Phone and EG6 Cable (location per plan)
- ◆ 6" Designer Base Trim with 4" Casing Around Doors
- ◆ Smoke Detectors with Battery Backup

- ◆ Garage Textured, Trimmed and Painted
- ◆ 9' ceilings Throughout (per plan)
- ◆ Recessed lighting (per plan)
- ◆ Interior Sprinkler System for Fire Safety

### Kitchen Features

- ◆ Granite Countertops – 3cm
- ◆ Moen “Arbor” Chrome Faucet with Pull-Down Sprayer
- ◆ 36” Upper Cabinets
- ◆ 1/3 Horsepower Garbage Disposal
- ◆ General Electric Stainless Steel Appliances:
  - Gas 4-Burner Range
  - Energy Star Dishwasher
  - Microwave -- Vented to Outside
- ◆ Ceramic Tile Backsplash
- ◆ Pre-Plumb for Icemaker
- ◆ GFCI Outlet (per plan)
- ◆ 50/50 Stainless Steel 8” Deep Undermount Sink

### Bath Features

- ◆ Granite Countertops (3cm) with Undermount Rectangular Porcelain Sinks
- ◆ Oversized Walk-In Showers with Ceramic Tile Surrounds in Master Bath (per plan)

**Office Hours:**  
**Sun 1-6 & Mon-Sat 10-6**  
**2005 Local Rebel Street**  
**Leander, TX 78641**

*(Continued)*



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## The Townhomes at Crystal Falls

(Continued)

### Bath Features

- ◆ Clear Shower Glass in Master Bath with Chrome Frame (per plan)
- ◆ Exhaust Fan in Baths, Powder and Utility (per plan)
- ◆ Elongated Commode in Master Bath
- ◆ Pedestal Sink at Powder Bath

### Exterior Features

- ◆ Professionally Designed Exteriors
- ◆ Combination Stone, Stucco and Fiber Cement Siding
- ◆ Contemporary 6'-8" Wood and Glass Front Entry Door
- ◆ Gutters (per plan)
- ◆ 30-Year Limited Warranty Architectural Shingles
- ◆ Each Unit Individually Addressed
- ◆ Full Light Patio Door
- ◆ Fully Landscaped and Irrigated Common Areas
- ◆ 1 Car Garage
- ◆ 1/2 Horsepower Garage Door Opener (per plan)
- ◆ Engineered, Steel-Reinforced Foundation with 3,000 PSI Concrete
- ◆ Wolmanized, Pressure-Treated, Yellow Pine Exterior Sole Plates
- ◆ Termite Treatment
- ◆ Rear Patio with 4' Metal Awning (per plan)
- ◆ Exterior GFCI (per plan)

### Energy Features

- ◆ 40-gallon Gas Water Heater
- ◆ R-38 Blown Insulation in Attic (per plan)
- ◆ R-13 Insulation in Exterior Walls
- ◆ 14 SEER, Gas Furnace HVAC
- ◆ Digital, Programmable Thermostat-Zoned for 2-Stories
- ◆ Poly Sealant on Exterior Walls, Windows, Doors and Baseboards
- ◆ Attic Air Flow Ventilation with Soffit and Roof Venting
- ◆ Energy-Efficient Construction
- ◆ Insulated, Double-Pane Vinyl Windows with Low-E Glass
- ◆ Radiant Barrier Roof Sheathing

### Community Amenities

- ◆ Gated Entry
- ◆ Master Planned Community with Access to all Amenities
- ◆ Common Areas Maintained by the HOA

### Quality Features

- ◆ Professionally Engineered 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

**PROMINENCE**  
**H O M E S**  
◆  
It's where you **LIVE**



Features, options and materials are subject to change without notice. Revised October 29<sup>th</sup>, 2018.

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