
INCLUDED FEATURES

The Townhomes at Crystal Falls

Interior Features

- ◆ Professionally designed interior selections
- ◆ Tile flooring in entry, dining, kitchen baths and utility (per plan)
- ◆ 12" x 24" ceramic tile floor in baths and utility (per plan)
- ◆ Contemporary 5-Panel interior doors with chrome hardware u Kwikset front door, satin nickel handle set with deadbolt
- ◆ Medium monterey drag texture on all walls and ceilings
- ◆ Shelving in closets and linen (per plan)
- ◆ Pre-wire for CAT 5E phone and EG6 cable (location per plan)
- ◆ 6" designer base trim with 4" casing around doors
- ◆ Recessed lighting (per plan)
- ◆ Interior sprinkler system for fire safety
- ◆ 9' ceilings throughout (per plan)

Kitchen Features

- ◆ Granite countertops – 3cm
- ◆ Moen “Arbor” chrome faucet with pull-down sprayer
- ◆ 36" upper cabinets in ivory
- ◆ 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)

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



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(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
- ◆ Contemporary 6'-8" wood and glass front entry door
- ◆ Gutters (per plan)
- ◆ Fully landscaped irrigated and maintained common areas
- ◆ 1 car garage
- ◆ 1/2 horsepower garage door opener (per plan)
- ◆ 30-year limited warranty architectural shingles
- ◆ Engineered, steel-reinforced foundation with 3,000 PSI concrete
- ◆ Wolmanized, pressure-treated, yellow pine exterior sole plates u Termite treatment

- ◆ 10-year structural warranty
- ◆ Rear patio with 4' metal awning (per plan)
- ◆ Exterior GFCI (per plan)

Energy Features

- ◆ 40-gallon 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 u Insulated, double-pane vinyl windows with Low-E glass u Radiant barrier roof sheathing

Community Amenities

- ◆ Gated entry
- ◆ Master planned community with access to all amenities
- ◆ Common areas maintained by the HOA

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

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