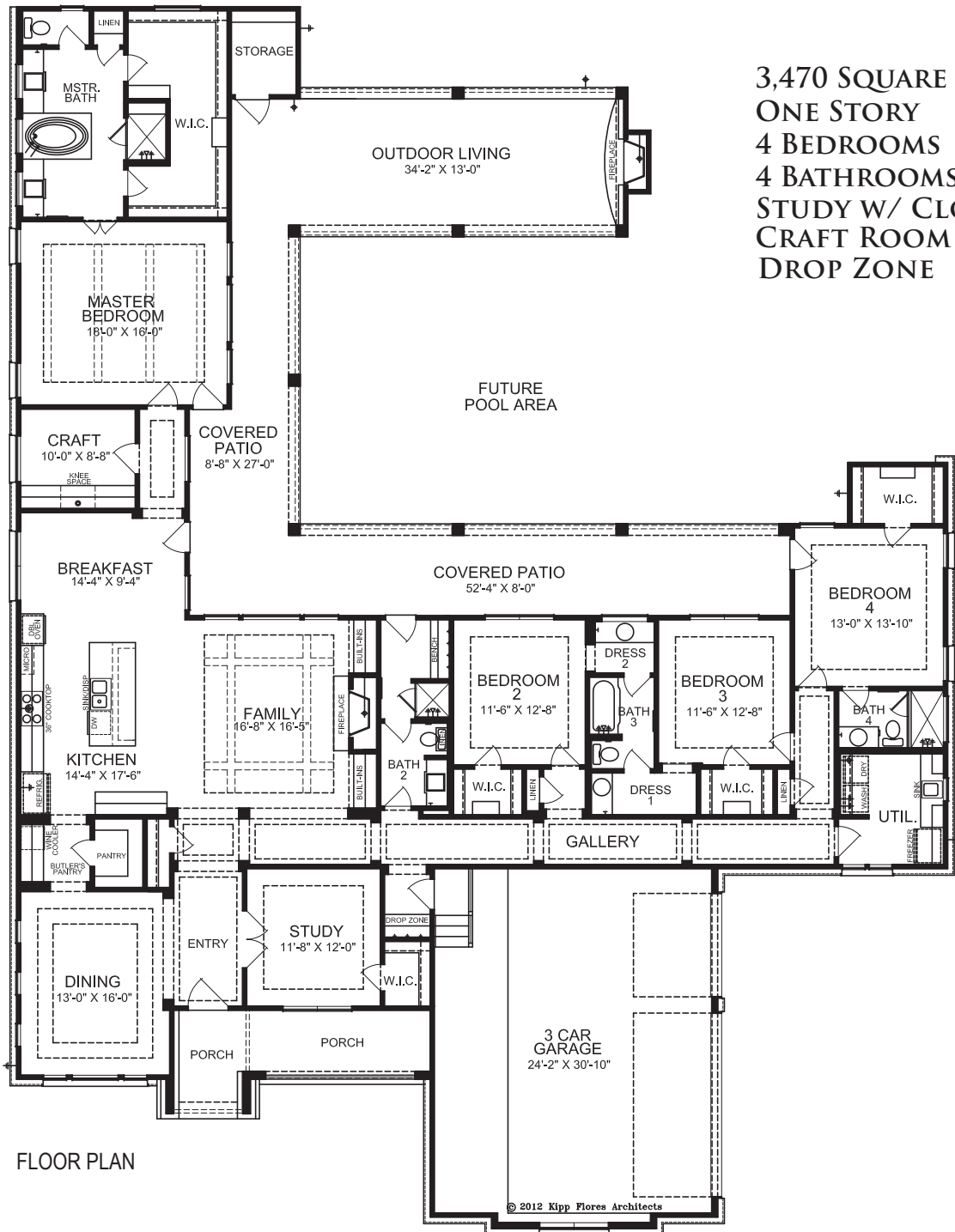


305 BLACK WOLF RUN  
PLAN: 3470 - ELEVATION 'A' - RIGHT SIDE ENTRY





# 305 BLACK WOLF RUN



*Square footage is approximate. Floorplans may vary slightly by elevation. Subject to change without notice.  
 Optional features listed are available at additional cost.*



## *305 Black Wolf Run*

### **Included Features**

#### **Exterior Features**

- 100% stone & stucco exterior
- Hanson, slate style flat concrete tile roofing
- Cast stone address block
- 8' mahogany entry door with side light
- Ceramic tile flooring at front porch & rear patio
- 1x6 tongue & groove ceilings at entry vestibule, front porch & rear patio (per plan)
- Exposed aggregate driveway & private walkways
- Decorative garage coach lights & front yard post lamp
- Fully sodded Tiffway 419 grass yards with irrigation system
- Extensive landscape package!!
- 5' ornamental iron fence with side yard gates at rear yard
- Numerous hose bibs & GFCI outlets
- Full gutter system
- Covered patio pre-wired for stereo
- 52" reversible fans at covered patio
- 42" stainless steel wood burning fireplace with custom hearth & mantel at covered patio
- Gas & electric stub-outs at rear of home for future pool

#### **Interior Features**

- 52" reversible ceiling fans with light kits in Family Room, Master Suite, Study & all Secondary Bedrooms
- On-Q structured wiring package
- CAT 5 phone outlets in all Bedrooms, Craft Room, Study & Kitchen
- RG6 television outlets in all Bedrooms, Family Room, Craft Room, Study, & Outdoor Fireplace
- Family Room pre-wired for surround sound
- Recessed canned lighting throughout

- 3 car garage with insulated wood grain metal doors and openers
- Ceramic tile in Utility Room & all Bathrooms
- 10, 12 and 14 foot ceilings
- Multiple Custom interior paint colors
- 8' custom solid core doors throughout
- Custom cabinetry with multiple paint & stain colors
- 42" Wood burning fireplace with gas log lighter & custom stone hearth & wood mantle in Family Room
- Oil rubbed bronze interior fixtures
- Custom hand troweled finish on walls & ceilings in select rooms
- Rounded drywall corners (Excludes window returns)
- Decorative ceiling detail throughout
- Moen plumbing fixtures & bath accessories throughout
- Cabinet hardware on all cabinets

#### **Kitchen Features**

- Stainless-steel appliances including:
  - Gas cook top
  - Built-in double oven
  - Built-in Microwave & Vent hood
  - Dishwasher
  - Wine cooler (per plan)
- Custom cabinetry with the following features:
  - Soft close doors & drawers - kitchen, butler's pantry and Master Bath cabinets
  - Trash recycle drawer in kitchen
  - Roll-out trays installed at bottom of most kitchen and butler's pantry cabinets (per plan)
  - Tray dividers installed at cabinet above oven
  - Spice drawer insert installed in drawer adjacent to cooktop, right side

*Features, options and materials are subject to change without notice. Revised January 9th, 2015.*



## *305 Black Wolf Run*

### **Included Features**

*Continued*

- Granite counter tops
- Ceramic tile backsplash
- Granite / Acrylic undermount sink
- ½ hp garbage disposal
- Large center island with Silestone counter top
- Walk-in pantry
- Recessed canned lighting throughout
- Moen stainless-steel faucet with vegetable sprayer
- Under cabinet lighting throughout

#### **Bath Features**

- "His & Hers" raised custom vanities with drawer stacks in Master Suite
- Travertine countertops & decorative tile Backsplash with undermount rectangular lavs at Master Bath
- Granite counters & decorative tile backsplashes with undermount rectangular lavs (Secondary Baths)
- Garden tub with Travertine tub deck, ceramic tile surround & recessed canned lighting in Master suite
- Separate shower with "Posi-Temp" faucet, ceramic tile surround and Travertine seat in Master Suite
- Elongated commodes in all bathrooms
- Frameless shower enclosure at Master Bath
- Secondary baths to have 84" framed enclosure with tile surrounds to 8'

#### **Energy Features**

- 14 SEER Puron, high efficiency heating/air conditioning with programmable thermostats

- 2 HVAC units & 2 thermostats
- 7/16" radiant barrier roof decking
- Custom vinyl insulated, Low-E2 windows
- R-15 insulation in exterior walls (Blown in Blanket)
- R-11 insulation in interior walls of Master Bedroom, all Bath and Utility Room walls adjacent to living areas (for sound abatement)
- R-38 blown insulation in flat ceilings
- 2-stage Polyseal treatment
- Gas cooking & heating
- Water main shut-off valve located in garage for easy access
- Two 40 gallon, gas water heaters

#### **Structural & Security Features**

- Engineered 16" deep open web, floor system (2-story homes)
- ¾" tongue & groove sub-floor installed with glue & screws
- Full security system with master control panel, motion detector & 2 keypads (monitoring not included)
- Individually engineered post tension cable foundation system
- Engineered, conventionally framed roof & shear wall system

#### **Additional Features**

- 10-year warranty program from HOME of Texas Warranty

**Model Home Hours:**  
**Sun-Mon 12-6 & Tues - Sat 10-6**  
**116 Perpetuation Drive**  
**Austin, TX 78734**