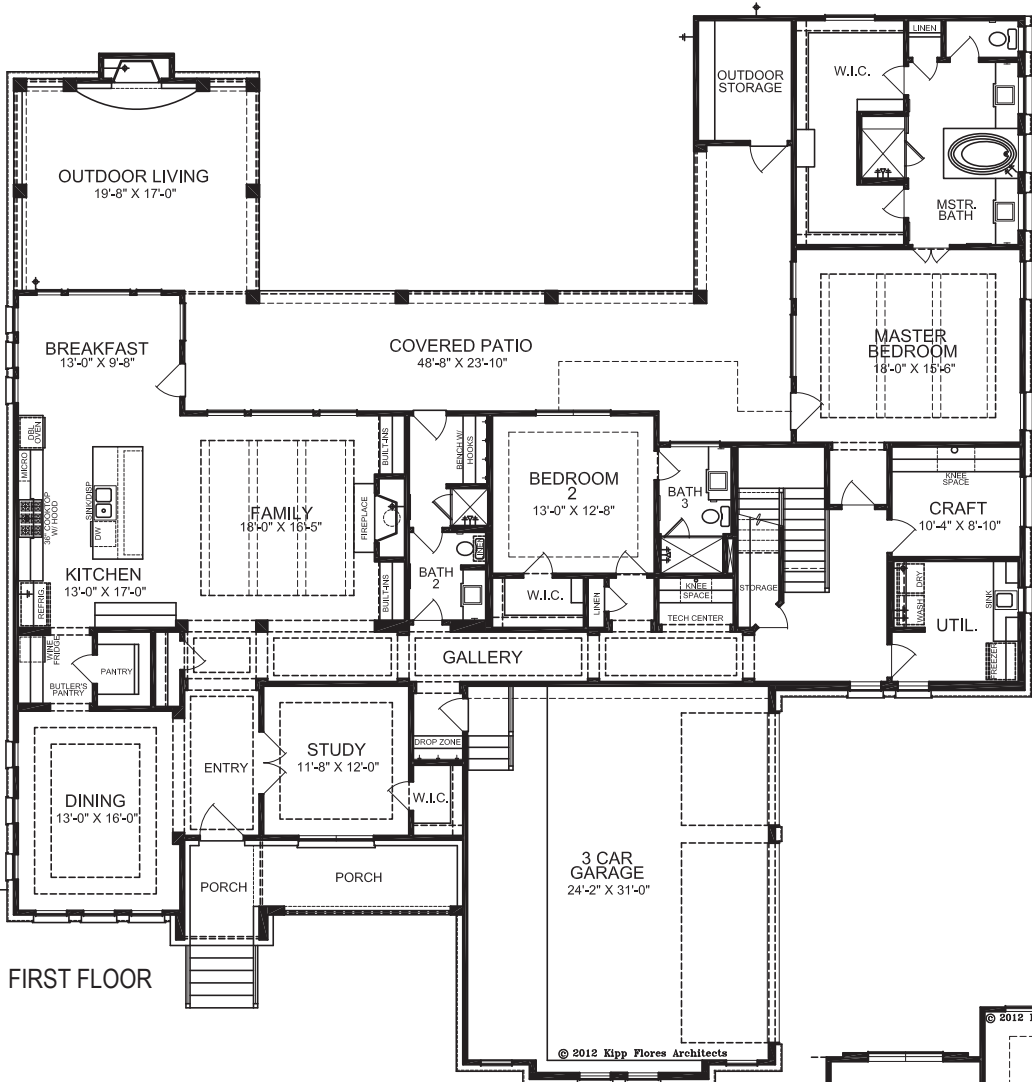


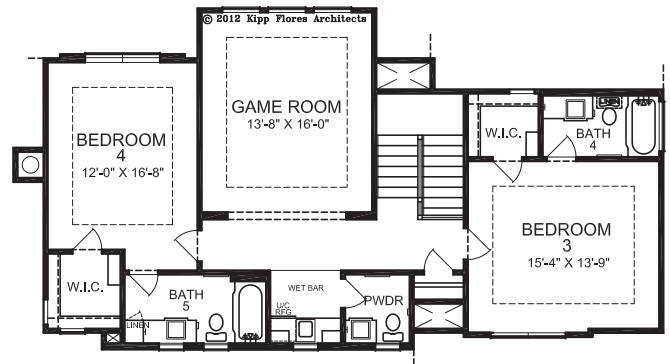
407 BLACK WOLF RUN
PLAN: 4184 - ELEVATION 'A' - RIGHT SIDE ENTRY



407 BLACK WOLF RUN



4,184 SQUARE FEET
 TWO STORY
 4 BEDROOMS
 5.5 BATHROOMS
 STUDY W/ CLOSET
 GAME ROOM
 CRAFT ROOM
 DROP ZONE



FIRST FLOOR

SECOND FLOOR

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





PROMINENCE ESTATE HOMES

407 Black Wolf Run

Included Features

Exterior Features

- 100% stone & stucco exterior
- Hanson, barrel style 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 & outdoor living (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
- Outdoor living pre-wired for stereo
- 52" reversible fans at outdoor living
- 42" stainless steel wood burning fireplace with custom hearth & mantel at outdoor living
- 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, Gameroom & all Secondary Bedrooms
- On-Q structured wiring package
- CAT 5 phone outlets in all Bedrooms, Craft Room, Study, Kitchen & Tech Center
- RG6 television outlets in all Bedrooms, Family Room, Game Room, Craft Room, Study, Tech Center & Outdoor Fireplace
- Family Room and Game Room pre-wired for surround sound
- Recessed canned lighting throughout

- 3 car garage with insulated cedar clad metal doors and openers
- Ceramic tile in Utility Room & all Bathrooms
- 10, 12 and 14 foot ceilings
- Multiple Custom interior paint colors
- Stained oak stair rails with iron balusters
- 8' custom solid core doors throughout
- Custom cabinetry with multiple paint & stain colors
- 42" Wood burning fireplace with gas log lighter & custom stone hearth & stone or wood mantle in Family Room
- Oil rubbed bronze or brushed nickel 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 November 12th, 2014.



407 Black Wolf Run

Included Features

Continued

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

Bath Features

- "His & Hers" raised custom vanities with drawer stacks in Master Suite
- Granite countertops & decorative tile Backsplash with undermount rectangular lavs at Master Bath
- Granite or Marble 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

- 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