

# PENN PLACE COTTAGES

## INCLUDED FEATURES

### INTERIOR FEATURES

- ◆ Hand-Laid Ceramic Tile in All Baths and Utility
- ◆ Luxury Wood Flooring in Entry, Family, Kitchen, Dining, Pantry, Stairs and Bedrooms
- ◆ Contemporary 1x4 Casing and 1x4 Baseboards Throughout
- ◆ Light Orange Peel Texture
- ◆ Two -Tone Wall and Trim Paint to Highlight Architectural Features
- ◆ Half-Walls at all Stairs and Overlooks
- ◆ Smooth Panel Interior Doors
- ◆ Contemporary Brushed Nickel Lighting Package
- ◆ Recessed Can Lighting per plan
- ◆ Ceiling Fans in Family Room, Primary Bedroom, and Secondary Bedrooms (per plan)
- ◆ Separate Utility Room
- ◆ Lighted Attic Access with Hide-A-Way Pull-Down Stairs per plan
- ◆ Pre-wire (CAT 6) for Telephone at Primary 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
- ◆ Pedestal Sink @ Powder Bath
- ◆ Porcelain Over Steel Tub at Secondary Baths with Tile Surround
- ◆ Delta - Trinsic Plumbing Fixtures & Bath Accessories Throughout
- ◆ Contemporary Square Drywall Corners Throughout
- ◆ 9' Ceilings Throughout, per plan
- ◆ Schlage Door Hardware with Satin Nickel Door Handles
- ◆ Rocker Style Light Switches
- ◆ Raised Ceiling at Primary Bedroom (per plan)

- ◆ Smoke Detectors with Battery Backup for Continuous Operation
- ◆ Garage Door Opener
- ◆ Garage Textured and Painted with Baseboards

### Kitchen Features

- ◆ Stainless Steel Appliances
- ◆ 30" Gas Range with Microwave / Hood Above
- ◆ Multi-Cycle Dishwasher
- ◆ Plumbing Installed for Ice Maker
- ◆ Quartz Countertops with Ceramic Tile Backsplash
- ◆ Kitchen Island with Breakfast Bar, per plan
- ◆ Stainless Steel single bowl Undermount Sink with Delta Trinsic Pull-out Faucet and Garbage Disposal
- ◆ 42" Upper Cabinets
- ◆ Recessed Can Lighting
- ◆ Recessed Lighting above Kitchen Island

### Primary and Secondary Bath Features

- ◆ Large Shower with Glass Enclosure, Tile Surround & Acrylic Pan
- ◆ Large Vanity with Dual Sinks
- ◆ 42" High Mirrors (Primary and Secondary Bath)
- ◆ Walk-In Closets (per plan)
- ◆ Elongated Commodes in All Bathrooms
- ◆ Quartz Countertops in Primary, and Secondary Baths

# PROMINENCE H O M E S

It's where you **LIVE**



Features, options, and materials are subject to change without notice. Revised June 19th, 2024.

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### Exterior Features

- ◆ Architecturally Pleasing Fiber-Cement Siding
- ◆ Professionally Landscaped Yards and Common Areas which Includes Trees, Shrubs, Sod, and Irrigation
- ◆ 25-year Limited Warranty Composition Shingles
- ◆ Large Covered Front Porches
- ◆ Weatherproof Electric Outlets at Front and Rear
- ◆ Hose Bibs at Front and Rear
- ◆ Full Lite Front Door with Obscured Glass, painted per plan
- ◆ Schlage Keyless Entry Dead Bolt
- ◆ Full Lite or Sliding Back Patio Door, per plan
- ◆ One Decorative Light at Garage
- ◆ Full Gutters

### Energy Features

- ◆ Energy-Efficient On-Demand Gas Water Heater
- ◆ 2x6 Exterior Walls with Spray Foam Insulation

- ◆ Attic Foam Insulation applied to Roof Deck
- ◆ 15-SEER Dual Zone Cooling/Heating System with R-8 Ductwork
- ◆ Programmable Honeywell Thermostat
- ◆ Energy Efficient Vinyl Windows with Low E366 Glass
- ◆ Poly Sealant on Exterior Walls, Windows, Doors and Baseboards
- ◆ Energy-Efficient Construction

### Quality Features

- ◆ Professionally Engineered Post-Tension Foundations
- ◆ Professionally Engineered Floor System
- ◆ On-Site Custom Framing
- ◆ Personal Home Orientation performed
- ◆ 6-Year Warranty Program from HOME of Texas Warranty
- ◆ Professionally Designed Interior Color Schemes

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