



## *Barcelona Townhomes*

*McKinney, TX*

### *Quality Construction Features*

- Professionally Engineered Post-Tension Foundation inspected and certified
- Each home is structurally engineered and seal-stamped by a third party engineering firm.
- Third party Energy Raters conduct on site testing to verify energy efficiency, air tightness, and duct sealing on every home
- Two-Year Workmanship Limited Warranty and a Ten-Year transferrable Structural Limited Warranty
- Pre-Construction, Pre-drywall and pre-closing orientations with your community Construction Manager
- Boracare® termite treatment on perimeter of home
- Taexx® in wall pest control system

### *Exterior Features*

- Dramatic Brick Exteriors with natural stone
- Welcoming entrance with 8' tall mahogany door
- Wayne Dalton 9100 series metal garage door with garage door opener
- Multi-dimensional composition shingles with 30 year warranty
- Fiber cement exterior siding, fascia and trim for low-maintenance exterior
- Coach lights at entry and garage
- GFI Weatherproof Outlets, Front & Rear (per plan)
- Front and Rear Anti-Siphon Water Faucets
- Brushed finished concrete driveways, lead walk
- Brushed finished concrete patios
- Full gutters around the perimeter of the home
- Fully sodded home sites with generous landscape package

### *Safety and Energy Features*

- Airtight poly sealant foam around windows, doors and base plates
- Foam compression weather-stripping on all exterior doors
- Goodman 16 SEER Rated HVAC system (10 yr. parts and labor warranty included)
- High Efficiency 80% AFUE sealed gas furnace
- Wi-Fi enabled Ecobee® thermostat, smart phone compatible
- Energy Efficient Vinyl Windows with Low E3 glazing
- Rheem® Tankless water heater
- Delta® water saving plumbing fixtures
- Zurn® PEX freeze tolerant plumbing system
- Energy Star® kitchen appliances
- Kwikset® keyless entry lock with Z-wave technology for smartphone
- Ring® video doorbell
- Wi-Fi enabled garage door opener
- LED disk lighting throughout – except bedrooms
- Smoke detectors with battery back-up
- Carbon Monoxide detectors with battery back-up
- Weather sensing irrigation control
- Security System – Intrusion alarm wired to motion sensor and all exterior doors with 1-keypad

### *Interior Features*

- Large Format, Low-maintenance plank flooring in entry, kitchen, dining, family and powder (per plan)
- Level 2 Designer Ceramic tile in baths and utility
- Signature oversized 5" baseboards throughout
- Durable, plush, stain resistant Level I carpet with 1/2" pad
- Soft touch Decora rocker switches throughout
- Ceiling fans with decorative light kit in master, family and game room (per plan)
- Interlogix® Concord 4 Control Box structured wire panel serves as a hub for your home network.
- Upgrade CAT6 wiring infrastructure throughout
- CAT6/RG-6 outlets in Family room, Owner's Suite (Additional standard locations vary per plan)
- Contemporary solid wood spindles; oak handrail & newel post finished on site (per plan)
- Privacy Locks on All Baths and Master Suite Doors
- Walk-in Closets (per plan)
- Decorative Light Fixtures

**Kitchen Features**

- 42" Raised Panel Oak Cabinets with Hidden European Hinges
- 3CM Level 1 Silestone Countertops
- Designer Level 2 ceramic tile backsplash
- G.E. 30" Gas Cooktop / 30" Electric Oven Below
- G.E. Over the Range Microwave vented outside
- G.E. High-Efficiency Dishwasher
- Under-mount Stainless Steel 50/50 Double Bowl Sink
- Stainless Steel Single Lever faucet with pull out sprayer
- Garbage disposal
- 1 electrical outlet with USB Connection

**Master Bath Features**

- Vanity wall mirrors with decorative lighting
- Designer inspired master shower with Level 2 ceramic wall tiles to ceiling
- Freestanding master tub (per plan)
- Delta® stainless finish plumbing fixtures
- Satin nickel finish accessories & lighting fixtures in all baths

**Secondary Baths**

- Elegant Engineered marble with rectangular drop-in bowl in all baths
- Pedestal sink in powder bath (per plan)
- Delta® stainless finish plumbing fixtures

**Optional Features to Personalize Your Home**

- Additional Phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and Lighting upgrades

*Many other options to choose from. Please see your Community Sales Consultant for additional information.*

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_

Buyer Signature \_\_\_\_\_ Date \_\_\_\_\_



*This sheet is for illustrative purposes only and not part of a legal contract. **Floor plans and included features may vary according to alternate style selected and are subject to change without notice.** Changes to standard features may not be incorporated in completed inventory homes or homes under construction due to retrofit expense. Optional items indicated are available at an additional cost.*