

The Preserve at Singing Hills *Smart Design Features*

Dramatic Exterior Features

- ❖ Architecturally designed exteriors with 3 sides masonry on 1st floor – per plan
- ❖ Cast Stone address block
- ❖ Elegant stone, brick and stucco exterior finishes - per plan
- ❖ Decorative lighting at porch/patio and garage
- ❖ 3rd car garage - per plan
- ❖ Raised panel and insulated security front door
- ❖ Rear covered patio – size varies per plan
- ❖ **Premium 30 year** dimensional roof shingles
- ❖ Two coach lights at garage
- ❖ Decorative cedar shutters - per plan and elevation

Designer Kitchen Features

- ❖ Beautiful 42” upper cabinets at kitchen with adjustable shelving and crown molding
- ❖ **Frigidaire** stainless steel appliance package includes:
 - Built-in oven
 - Built-in microwave
 - Built-in gas cooktop
 - High performance range hood with variable two speed fan
 - Built-in dishwasher
- ❖ Range hood vented to exterior
- ❖ Kitchen island- per plan
- ❖ **Durable 3 CM granite** countertops at all kitchen areas

Designer Kitchen Features–cont.

- ❖ Deep 8” stainless steel under mount double compartment sink
- ❖ **Delta Linden** stainless steel faucet with pull out sprayer
- ❖ Distinctive designer ceramic tile backsplash set on a diagonal
- ❖ Recessed can lighting in kitchen and breakfast area- per plan
- ❖ Hand laid 13” ceramic tile flooring in kitchen and breakfast area
- ❖ Water supply line for ice maker at refrigerator
- ❖ **Heavy Duty 1/3 HP** garbage Disposal
- ❖ Spacious separate pantry with an abundance of shelving
- ❖ Water filtration system

Luxurious Interior Features

- ❖ Architectural details include abundant use of arches and niches – per plan
- ❖ Softly rounded sheetrock corners
- ❖ Light Monterrey Drag wall and ceiling texture
- ❖ Two tone paint includes 1 interior paint color with 1 trim color
- ❖ Ceiling fans at family room, master bedroom and game room or teen room
- ❖ Prewired for CAT5 telephone at master bedroom and kitchen
- ❖ **Trinidad** lighting fixtures in brushed nickel finish
- ❖ **Kwikset** hardware in a satin nickel finish

Luxurious Interior Features–cont.

- ❖ Hand laid 13” ceramic tile flooring at entry
- ❖ Pre-wire for RG6 cable TV at all bedrooms & family room
- ❖ Elegant raised panel doors throughout home – several styles available
- ❖ 9’ ceilings throughout entire first floor – per plan
- ❖ Arched drywall openings - per plan
- ❖ Distinctive 5 ¼” baseboards throughout home
- ❖ Decorative **Shaw** carpet with a 5 year limited warranty
- ❖ Elegant wrought iron spindles at stairs - per plan
- ❖ Decorative window sills throughout home – per plan
- ❖ Decora rocker switches
- ❖ Expansive utility rooms with cabinetry - per plan
- ❖ Backpack / valet area - per plan

Striking Master Bathroom and Secondary Bath Features

- ❖ 36” high vanity cabinet with double sinks at master bath
- ❖ Cultured marble vanity tops at all baths
- ❖ Spacious garden tub with separate shower and tile surround at master bath
- ❖ **Delta** stainless steel plumbing fixtures in all bathrooms
- ❖ Medicine cabinets at master bath - per plan

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Striking Master Bathroom and Secondary Bath Features—cont.

- ❖ Steel bath tubs with tile surround at secondary baths
- ❖ Hand laid 13" ceramic tile flooring at master bath and in wet areas at secondary baths
- ❖ Framed mirrors at all baths
- ❖ Porcelain pedestal lavatory in powder bath - per plan
- ❖ Oversized walk-in closets - per plan
- ❖ Spacious linen closets - per plan

Garage Features

- ❖ **Wayne Dalton** metal insulated overhead garage doors
- ❖ **Genie** garage door opener with 2 remotes
- ❖ Finished out garage to include texture, paint and trim
- ❖ Pre plumb water softener

Attractive Landscaping

- ❖ Landscape package to include fully sodded front and back yard with drought resistant Bermuda sod
- ❖ **Rain Bird** full irrigation system
- ❖ 6' vertical wood privacy fencing from rear corners of home and with 1 gate

ePowerhouse 6.0 Green Technology Features

- ❖ **LP Tech-Shield** radiant barrier roof decking for superior energy efficiency
- ❖ High efficiency 14 SEER **Goodman** HVAC system
- ❖ **Honeywell** programmable thermostat
- ❖ **50 Gallon Rheem** energy saving water heater
- ❖ **Ply Gem** tan vinyl framed low E366 SC windows for increased energy efficiency
- ❖ R-15 batt wall insulation and multi-stage poly sealant at sole & top plates, doors and windows to prevent air infiltration
- ❖ R-38 blown ceiling insulation at attic space
- ❖ **Vortens** water conserving 1.6 gallon elongated commodes at all baths
- ❖ Low VOC PP **Monarch** two-tone paint throughout home
- ❖ Merv 7 A/C filters

Exceptional Construction Features

- ❖ 2nd story 3/4" T&G subfloor secured with **Tetra Grip** fastening system over engineered floor system
- ❖ Carbon monoxide detectors adjacent to bedrooms - per plan
- ❖ Wind braces on all exterior walls
- ❖ Copper wiring with aluminum sub feeds
- ❖ Non-corrosive **Pex** water piping for enhanced water quality

Exceptional Construction Features—cont.

- ❖ Post Tension foundation engineered and inspected for address specific soil conditions
- ❖ Smoke detectors in each bedroom
- ❖ Engineered truss system on 2nd stories
- ❖ Anchor bolt reinforcement at all exterior walls
- ❖ Custom engineered wall panels and roof trusses with **Simpson** ties maximum strength
- ❖ Drywall secured with screws
- ❖ Exterior hose bibs at front and rear
- ❖ Pre-primed exterior wood trim for lasting quality
- ❖ **Kwikset** security deadbolt on front and rear door
- ❖ Weather proof GFCI protected outlets at front and rear of home
- ❖ **JH exclusive three tiered ten-year warranty**
- ❖ Homebuyer pre-construction, framing and final orientation meetings with your builder
- ❖ **StrucSure 10 year limited Warranty**
- ❖ 30 Day post-closing follow up meeting with sales consultant
- ❖ Fully trimmed security system
- ❖ In wall pest tube system

The Preserve at Singing Hills Community Features

- ❖ Premier hill country community with treed home sites
- ❖ Walk to shopping and dining
- ❖ Comal ISD
- ❖ Arlon Seay Elementary
- ❖ Spring Branch Middle School
- ❖ Smithson Valley High School