

FEATURES
EXTERIOR CHARACTER

- Cast stone address block
- Decorative lighting at porch/patio & garage
- Backyard 6' vertical wood privacy fencing from rear corners of home with one gate
- Landscape package to include fully sodded front & backyard with drought resistant Bermuda® sod, trees, & shrubs up to city requirements.
- Sprinkler System - front & back

INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- KWIKSET® hardware in satin nickel finish with microban®
- Hard surface floor at entry
- Square drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Interior 5 panel doors
- Wood shelves in storage/closets
- Spacious walk-in closets & storage closets throughout (per plan)
- Two CAT-5E outlets (master & family room)
- Wired for RG-6 cable TV (master, family & loft/gameroom) at wall mount height
- Family room & master bedroom blocked for ceiling fans
- Privacy door locks (master bedroom and bathrooms)
- Rocker light switches
- Tamper resistant electrical outlets
- Sherwin Williams two tone paint

GOURMET KITCHENS

- LED disc lighting
- Designer cabinets at kitchen with crown molding, including raised cabinet over microwave
- Oversized kitchen island - per plan
- Durable 3CM countertops at kitchen to include upgraded pull out faucet & stainless steel single bowl sink
- Hard surface flooring
- Heavy duty 1/3 HP garbage disposal

- Subway tile back-splash in kitchen
- 2 stage water filtration faucet at kitchen sink
- Water line for refrigerator ice maker
- Spacious pantry - per plan
- USB outlet in kitchen

ELEGANT MASTER & SECONDARY BATH FEATURES

- Hard surface flooring
- 36" high vanity cabinet at master bath (per plan)
- Cultured marble countertops with rectangular sinks
- MOEN® chrome plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes
- Dual vanity at master bath

SUPERIOR CONSTRUCTION FEATURES

- View Homes exclusive three tiered ten year warranty
- Post tension foundation engineered & inspected for address specific soil conditions
- Second story 3/4" T&G subfloor secured w/ nail screws
- Engineered truss floor system on second stories (per plan)
- Anchor bolt reinforcement at all exterior walls
- Engineered wall panels & roof framing
- PEX Plumbing system
- Durable, long lasting fiber cement siding trim and perforated fiber cement soffit
- Drywall secured with screws
- KWIKSET® security dead bolt on front and rear door
- WAYNE DALTON® insulated overhead metal garage door
- Finished garage to include texture, paint & trim
- Pre-wired for overhead garage door opener
- Pre-plumbed for water softener with whole home cut off
- Smart Home Package - includes front door lock, kitchen and front lights, & Thermostat
- Wireless motion detector
- Wireless door sensor (3)

ENERGY SAVING FEATURES

- R-38 blown ceiling insulation at attic space
- R-13 exterior wall insulation with multi-stage poly sealant
- R-19 batt insulation at garage ceiling with living area above on two story plans only
- Vinyl framed Low E366 windows argon filled
- LP TechShield® radiant barrier roof decking
- Energy efficient 14.3 Seer2 HVAC System
- Energy saving water heater
- Water conserving 1.6 gallon elongated commodes
- Programmable thermostat
- MERV® 11 A/C filters

COMMUNITY PREMIUM FEATURES

- Stainless steel appliances
- Wood shelving in storage closets
- Board & Batten on sides and rear of house
- Window Sills
- Craftsman front door - per plan
- 30 year dimensional roof shingles
- 4" baseboards throughout home
- 42" upper cabinets in kitchen
- Tile surround at master shower & secondary bathrub
- Quartz countertops in kitchen
- Rheem Proterra Hybrid Electric Heat Pump Water Heater
- Luxury vinyl plank flooring

767 LONDON AVE, NEW BRAUNFELS, TEXAS 78130
YOURVIEWHOME.COM • 210.756.8750



Prices, plans, features, and options are subject to change without notice. All square footage is approximate and varies by elevation. Additional restrictions may apply. See Sales Representative for details. Updated: 7/22/2024 - New