

## 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, two trees, & shrubs
- Sprinkler System - front & back

### INTERIOR QUALITY CONSTRUCTION & DESIGN DETAILS

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures
- Hard surface floor at entry
- PPG two-tone paint
- Rounded drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Interior 5 panel doors
- Durable ventilated wire shelves in storage/ closets
- Spacious walk-in closets & storage closets throughout (per plan)
- Prewired for two CAT-5E telephones master bedroom & family room)
- Prewired for two RG-6 cable TV (master bedroom & family room) at wall mount height
- Family room and bedrooms blocked for ceiling fans
- Privacy door locks (master bedroom and bathrooms)
- Rocker light switches
- 4" baseboards throughout home

### GOURMET KITCHENS

- LED Lighting
- 42" cabinets at kitchen with crown molding, including raised cabinet over microwave
- Soft close cabinet doors & drawers w/hardware
- Oversized kitchen island - per plan
- Durable 3CM granite countertops at kitchen to include upgraded pull out faucet & single bowl sink

- Heavy duty 1/3 HP garbage disposal w/ air switch
- 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
- Stainless Steel Appliances
- Hard surface flooring

### ELEGANT MASTER & SECONDARY BATH FEATURES

- Hard Surface Flooring
- 36" high vanity cabinet at master bath (per plan)
- Cultured marble countertops in all full baths with rectangular sinks
- MOEN® chrome plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes

### 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/ Tetra-grip
- Engineered truss floor system on second stories
- Anchor bolt reinforcement at all exterior walls
- Custom engineered wall panels & roof trusses
- PEX Plumbing system
- Durable, long lasting fiber cement siding, trim & 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
- Pre-plumbed for water softener
- Smart Home Package - includes front door lock, kitchen and front lights, & T-stat

### 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
- LP TechShield® radiant barrier roof decking for superior energy efficiency
- Vinyl framed Low E366 SC windows with solar cooling glass & easy clean
- Energy efficient 14.3 Seer2 HVAC System
- Energy saving water heater
- Water conserving 1.6 gallon elongated commodes
- Programmable thermostat
- Low VOC PPG two-tone paint throughout
- Tamper resistant electrical outlets
- MERV® 11 A/C filters

### COMMUNITY PREMIUM FEATURES

- Double vanity at master bath (per plan)
- 30 year dimensional roof shingles
- Optional covered patio
- 60" shower at primary master math with build up mudset (per plan)
- Stainless steel appliances
- Tile surround at secondary bathtubs
- Craftsman front door
- Ceramic tile at wet areas

**12918 JEFF RANCH SAN ANTONIO, TX. 78245**  
**YOURVIEWHOME.COM • 210.740.0096**



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: 03/2024