



Preserve at Lakeway

Gold Series Homes

EXTERIOR DETAILS

- Contemporary Styled Exteriors
- Brick, stone, stucco, metal, and stained wood per elevation
- Raised seam metal roofs
- Brushed nickel address numbers
- Bronze vinyl window frames with hi-efficiency double pane glass
- Cementitious fiber cement siding, fascia, soffit & trim
- 8' contemporary style front door painted in a choice of colors
- Tavaris chrome lever set at front door with decorative deadbolt
- 9100 series contemporary panel garage door with Clear II window inserts
- Automatic garage door opener with 2 remotes
- Concrete block pattern driveway with gray rock strips
- Rear deck sized per plan
- Exterior railings with contemporary designs

ELEGANT INTERIORS

- High ceilings and sleek contemporary styling
- Madison flat panel interior doors with 1"x4" casing
- Square edge sheetrock corners throughout
- Chrome door hardware and Nickel finished light fixtures (see specs)
- Light texture finished walls and ceilings
- Choice of one color interior with PPG paint
- PPG white ceiling and trim paint
- 1"x8" square edge base
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit in family room and master
- Contemporary stair railing with oak stained treads and painted risers at the first to second floor stairs and carpet at the second to third floor stairs
- Insulated full lite glass panel door at covered patio and balconies
- Optional 42" direct vent fireplaces available per plan

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42 inch uppers and choice of colors
- GE built-in stainless steel appliance package including propane cooktop, microwave, wall oven, externally vented venthood, and dishwasher
- Well-designed work space with island at kitchen per plan
- Flush-mounted LED lighting at kitchen and above sink per plan
- Granite countertops with square edge and ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with dual vanities at master with integral rectangular bowls and a square edge
- Master bath includes walk-in super shower with tile floor and surround, shower seat, 3/8" frameless shower enclosure, and garden window per plan
- Secondary baths include cultured marble countertops with a square edge and integral rectangular bowls
- Choice of 12x12in ceramic tile over hardibacker at secondary baths
- Chrome finish accessories at all baths
- Wall mounted cabinet base with wall mounted faucet at powder

DESIGNER FLOORING

- Stained concrete floors at all first floor areas with a choice of ceramic tile at upstairs bath rooms and utility
- Wide selection of carpet over 1/2 inch pad
- Five hours of Professional decorator assistance

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- High efficiency propane-fired tankless water heater
- High efficiency central propane heating
- Batt insulation at all wall areas
- Weatherstripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy Efficient 9800 Series LowE366 Vinyl Windows
- Honeywell programmable thermostat
- 80% compact fluorescent lighting
- Third party insulation inspections
- Electric washer/dryer connections (*propane connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/designed post-tension foundations
- Engineered subfloor open web truss systems on all two-story homes
- Engineered frame designs
- Coach lights at front, rear, garage door, and yard per plan
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing at exterior GFCI outlets
- Phone jacks in kitchen, master, study, and media room per plan
- Cable TV pre-wired in family, master, study, media room and gameroom per plan
- Alarm wiring with contacts at first-floor doors, one control panel, one keypad, one motion detector at family, one siren, plus pre-wire with blank plates for future motion or glass break detector locations at all first-floor main rooms
- Lighted front entry doorbell
- Fluorescent lighting at garage per plan
- Individual propane service per home

LANDSCAPING PACKAGE

- Choice of one of three professionally designed packages
- Fully sodded front, side, and rear yards where applicable
- Automatic sprinkler system to include control panel located in garage where applicable
- Exterior hose bibbs with anti-siphoning devices per plan

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





Preserve at Lakeway

Mercury Series Homes

EXTERIOR DETAILS

- Exclusive exterior designs with brick, stone, stucco per plan
- Standard two car swing load garages
- Covered rear patio sized per plan with brick or stone column(s)
- Slate surface at front exterior entry with choice of four colors
- Dimensional 30-year weathered-wood shingles
- Custom address block per community guidelines
- Choice of White or Almond vinyl window frames per plan
- Cementitious fiber cement siding, fascia, soffit & trim where applicable
- Beautiful 8 foot front entry doors in a choice of designs
- Kwikset Deluxe handleset with separate deadbolt matched to door
- 9100 series Wayne Dalton insulated garage door with a choice of panel styles and decorative hardware
- Automatic garage door opener with 2 remotes
- Driveway to be salt finished concrete
- Salt finished concrete entry walk

ELEGANT INTERIORS

- 10' Ceilings first floor and 9' minimum second floor (per plan)
- Customized interiors crafted for aesthetic impact
- 8' interior doors first floor and 6'8" doors second floor
- Rounded sheetrock corners at all impact areas
- Satin nickel door levers on all doors with matching hardware
- Draped Monterey texture at ceilings and walls
- Choice of PPG two tone interior paint
- Wood shelving and stained closet rods in all closets per design
- 42" Direct vent fireplace with custom mantle (choices available)
- and raised hearth per plan
- Decorative 5 1/4" wood base downstairs and 4 1/4" at upstairs areas
- Ceiling fan with light kit and dark blades in family, master bedroom, and gameroom
- Two story homes will have stained oak handrails with metal balusters in a choice of styles
- 4 1/4" Crown molding at entry, master suite, dining room, family and study
- Insulated full lite glass panel door at rear patio per plan
- Flush-mounted LED down lighting per plan
- Kichler designer light fixtures
- White paddle switches throughout

CHEF'S KITCHEN

- 42" Kent Moore kitchen upper cabinets with stacked crown molding
- Granite countertops with square edge, tile backsplash, Delta spray faucet, and 1/3 hp garbage disposal
- 9" deep stainless steel 50/50 undermount kitchen sink
- Flush-mounted LED down lighting at kitchen per plan
- Well-designed work space with island at kitchen per plan
- Custom built-in accessories in kitchen cabinets

LUXURIOUS BATHS

- Kent Moore bath cabinets in choice of styles and colors
- Maestro marble tops with rectangular undermount porcelain sinks at master bath
- Oversized acrylic soaker tub with tile tub skirt, tile surround and deck-mounted Delta faucet at master bath per plan
- Owner's shower to include mud set shower pan, built-in tile ledge, 3/8" thick frameless shower enclosure, and ceramic tile shower surround over hardibacker with 12X12 ceramic tiles in a choice of colors
- Framed mirrors at master and powder baths in a choice of styles
- Brushed nickel fixtures at master and powder baths with matching accessories
- Powder bath to include furniture style cabinet with vessel sink, Maestro marble countertop and framed mirror
- Chrome finish fixtures and accessories at secondary baths mounted on cultured marble tops with square edge and integral rectangular sinks

- Choice of 12X12 ceramic tile over hardibacker at secondary baths

DESIGNER FLOORING

- Ceramic tile choice at entry, kitchen/breakfast, all baths and utility
- Wide selection of carpet over 1/2 inch pad
- Professional decorator assistance through Design Gallery with a total of 6 hours assistance

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- One 50 gallon propane-fired water heater on homes up to 2.5 baths, two 40 gallon water heaters on homes with 3 or more baths
- Jumper ducts for pressure balancing
- Lennox High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Weatherstripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Energy efficient dual-pane vinyl windows with LowE366 Cardinal glass
- Honeywell programmable thermostat
- High efficiency light fixture package with CFL bulbs per plan
- Elongated high performance toilets
- Low flow shower heads and faucets
- GE built-in stainless appliance package with 36" side-by-side refrigerator, 30" double oven, 36" propane cooktop, 36" vent hood, external venting microwave, and dishwasher
- Third party insulation inspections

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered frame designs
- Coach lights at front, rear and exterior garage per plan
- Combination smoke and carbon monoxide detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut off access
- Copper wiring with protective housing at exterior GFCI outlets
- Electrical breaker box located in attached garage
- Phone jacks in kitchen, owner's suite, media, and study per plan
- Cable TV pre-wired in family, master, gameroom, and bedrooms per plan
- Media room includes 5.1 surround sound pre-wire
- Security package includes: 1 control panel, 1 keypad, 1 interior siren, 2 additional pre-wired keypad locations, 1 motion detector at family, 3 finished glass breaks, contacts at up to 5 accessible doors, and 1 battery backup
- Optional tech wiring packages available by appointment
- Lighted front entry doorbell

LANDSCAPING PACKAGE

- Choice of one of three professionally designed packages
- Fully sodded front, side, and rear yards where applicable
- Automatic sprinkler system to include control panel located in garage where applicable
- Exterior hose bibbs with anti-siphoning devices per plan
- Full home gutters with splashblocks or piped to drain as necessary

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

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