

Glenloch Farms

Luxury Interior Features

- * Master Bath **Garden Tub and Separate Shower**
- * Contemporary design with **volume ceilings** (up to 10 ft), elegant arches, & art niches (per plan)
- * Blocked for Ceiling Fans at Living & All bedrooms
2nd switch at Living & Master
- * Minimum 8' ceilings on 1st floors
(on 1-stories, most rooms are vaulted to 10')
- * 3/8" rebond carpet pad for superior comfort and quality
- * Rounded corners with Monterrey Drag Finish on Walls
- * No-wax **Mannington** sheet vinyl flooring (per plan)
- * Choice of **Sherwin Williams** paint color for wall and trim
- * A wide selection of designer **Shaw** carpet
- * Six-panel embossed wood-grain interior doors
- * Custom **Volume** satin nickel lighting package throughout
- * **Price Pfister** plumbing fixtures
- * Cultured marble vanity tops at all baths
- * Personalized Design Appointment for Interior Selections
- * Interior Wood Trim at all door casings, sills, base boards

Exterior Design Features

- * **ACME** Brick fronts per plan & elevation,
Fiber cement balance
- * Fully sodded front yard with landscaping package
- * **Kwikset** Satin Nickel (Polo) interior & exterior hardware
- * Raised Panel style garage door
- * flatwork patio (not covered) at rear door, approx. 9 sq ft
- * 6' privacy fence with 1 gate surrounding backyard
- * Divided lite **Champion** windows on the front elevation
- * Fully finished garage with texture, paint and trim
- * Sculptured Stone Address Block

Kitchen Features

- * **30"** Raised Panel **Cardell** cabinetry with hidden hinges, adjustable shelves and choice of stain color
- * **GE** 30" electric coil top range (Black)
- * **GE** energy efficient dishwasher (Black)
- * **GE** above range recirculating venthood (Black)
- * **Wilsonart** Laminate countertops with a wide variety of colors and edges to choose from
- * Ice-maker pre-plumb for Refrigerator
- * Stainless steel double bowl sink with **Price Pfister** faucet and side pull out sprayer
- * High capacity 1/2 HP food disposal unit
- * Bright Fluorescent lighting in kitchen

Energy Efficiency Features

- * **R-13** insulation in exterior walls, **R-22** insulation at sloped ceiling areas and **R-30** blown insulation above flat ceilings. Plus... polyurethane spray foam sealant around base plates and polyseal around doors and windows to reduce air infiltration
- * **14 SEER Goodman** HVAC system system with 10 year parts limited warranty (sized per plan)
- * Heat reflecting **R-6** Mylar coated HVAC ducts
- * **Honey Well** digital programmable thermostat
- * **50 gallon** high efficiency, quick recovery water heater or 66 gallon water heater with 3.5 baths
- * Pressure Balancing (anti-scalding valves)
- * Double-paned insulated Low-E windows
- * Durable fiberglass insulated front door
- * Air hawk, ridge vent and perforated soffit venting to maximize attic ventilation
- * **Energy Star** Certified - each home is individually tested

Construction Features

- * Engineered post tension foundation designed for your community and specific home
- * Engineered roof and floor truss system
- * 2nd story subfloor secured with glue & screws
- * Fiber-cement lap siding
- * Pre-wiring for garage door opener
- * **Pex** water distribution system with limited concealed connections to minimize leak hazards
- * Insulated water pipes on exterior walls
- * **20** year 3- tab roof shingles
- * 2 exterior hose bibs (location per plan)
- * 3 exterior electrical outlets (location per plan)

Security Features

- * Prewired alarm system (exterior doors, motion detector & 3 keypads)
- * Privacy deadbolts on front and rear entry doors
- * Smoke detectors in all bedrooms and other critical locations (per code)
- * Exterior lighting at entry, 2 carriage lamps at garage front, and lamp at patio

Bella Vista Quality Programs

- * Pre-construction meeting with construction manager
- * Pre-sheetrock meeting with construction manager
- * Pre-closing meeting with construction manager
- * 1 year door to door warranty
- * 2 year mechanical delivery systems warranty
- * **Home of Texas** 10-year limited warranty plan

