



HOUSTON SPRINGS
AN ACTIVE ADULT RESORT COMMUNITY
A Woodland Property Partners Development

Feature List

At Houston Springs, special features you would normally pay thousands more for in a home are included at no extra charge. When you read the long list of standard features included, you'll be amazed at how much home you can own for so much less.

INTERIOR

- Flat 9' Ceilings in all rooms with Tray Ceilings in master bedroom
- Full insulation and sealing package featuring R-13 sidewalls, R-30 ceilings, R-19 Vaults.
- Sheetrock on walls and ceilings with smooth finish on walls and popcorn ceilings.
- Security System.
- 10 SEER heat pump.
- 40 gallon electric hot water heater.
- Fiberglass tub and shower units.
- Shower and Tub enclosures per plan.
- Elongated toilets.
- Chrome fixtures.
- Sheet mirrors over vanities.
- Solid wood front cabinetry.
- Laminate kitchen countertops per plan.
- 8" deep stainless steel kitchen sink.
- Full Appliance Package with:
 - Side by side refrigerator with icemaker
 - Electric glass top self cleaning range
 - Micro Hood
 - Dishwasher
 - 1/3 hp disposer
 - Super washer 2 speed, 9 cycle.
 - Elec. dryer, ATC, 4 heat, 6 cycle.
 - Dryer and range cords included.
- Carpet- Shaw Flooring polyester with filament bound RX2 Stain resistance over 6 lb pad.
- Laminate flooring in kitchens and entry foyers.
- Vinyl in baths and laundry per plan.
- "Masonite" style six panel interior doors.
- Colonial baseboard
- Pull down attic stairs in garage.
- Ventilated closet shelving per plan
- Pre-wired for cable television in Living and bedrooms
- Pre-wired for phone in kitchen and bedrooms.
- Lighting per plan.
- Brass tone lever handle locks and bumps per plan.
- Towel bars and toilet paper holders per plan. (Chrome)

EXTERIOR

- Concrete foundation. (where conditions allow)
- 16" O.C. Frame House structure with engineered roof trussing.
- Exterior walls sheeted with O.S.B. for wind strength.
- Exterior Walls wrapped in house wrap.
- Vinyl single hung windows featuring low E insulated glass with muntin bars and tilt in sashes.
- Steel insulated exterior doors
- Deadbolts and locks on exterior doors keyed the same.
- 30 year dimensional architectural type fiberglass shingles.
- Half Brick fronts (Vinyl siding elsewhere per plan).
- Vinyl siding.
- Vinyl and aluminum exterior trim elements.
- Shutters and decorative vents per plan.
- Decorative porch posts and railings per plan.
- Full landscape package
- Automatic sprinkler system.
- Concrete walks and drives.
- Paneled garage door with opener and 2 remotes.

** When materials, brand names or model descriptions are given, Houston Springs reserves the right to supply equipment which provides equal or superior performance as deemed necessary because of production scheduling, shortages, change in manufacturer's line or other reasons.*