



10250 Cabo Del Sol Drive Cleveland, TX 77327

SOLD

Price and availability are subject to change without prior notice. Accurate as of May 12, 2024.

From the Wellington Collection

Floor Plan: Taylor Square Feet: 1,670 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car **Community:** Grand Oaks Reserve **Model:** 10079 Oakland Hills Drive, Cleveland, TX 77327







Included Features

Address: 10250 Cabo Del Sol Drive Price: \$286,990

Collection: The Wellington Collection Floor Plan: Taylor

Square Feet: 1,670 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Construction / Plumbing / Electrical / Mechanical

Big-bar 130 MPH rated shingles Kitchen Exhaust Vented to the Outside Experticity connection in utility room Static 2 x 4 stud grade lumber watis (16" on center) Structural Framing Members designed and inspected by a 3rd party engineer Structural Framing Members designed and inspected by a 3rd party engineer But connection in utility room Delta®, or equal, bathroom faucet Upst countertops in all baths Delta®, or equal, bathroom faucet Step-box Showers in all baths Delta®, or equal, bathroom faucet Step-box Showers in all baths Delta®, or equal, bathroom faucet Schulzer & RERD Shower System beltam Service (10 the Primary Bath Cost) Schulzer & Step Bath in Primary Bath Cost Schulzer & Step Down Showers Delta®, or equal, bathroom on Matte Biack Hardware for Plumbing Fixtures and Bath favores (10 Humary Bath Cost) Schulzer & Step Down Shower Shower Down Step Down Shower Step Down Shower Step Down Shower Step Down Shower Shower Shower Down Step Down Shower Shower Down Sh	construction / Flumbing / Liettical / Mechanical	
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Choice of Luxury Viny in hall baths Light included in Primary Betroom showers Step-Down Shower Floor with cut tile in Primary Bath Step-Down Shower Floor with cut tile in Primary Bath Step-Down Shower Floor with cut tile in Primary Bath Schutter AStep Step Step Step Step Step Step Step	Bathroom	
HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) Energy-efficiency Roof Ventilation system R33 blown-in insulation in attic R33 blown-in insulation in attic roof decking keeping your attic up to 30 degrees cooler Polycel callking around windows, doors and joints (energy efficient caulking package) Gas furnace for heating Low-E glass with Argon Gas, til-in vinyl windows R-15 blown-in insulation in external walls; excluding garage NFA-calculated roof ventilation to keep air circulating evenly throughout the attic Safety Anchor bolts that secure perimeter walls to foundation Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Hurricane Straps on each rafter that secure perimeter walls to foundation Taexx® Dest Control Tubes ran throughout home Murricane Straps on each rafter that secure perimeter walls to a foundation Taexx® Dest Control Tubes ran throughout home Warranties Anchor bolts that secure perimeter walls to foundation Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Kwiksed door hardware, including Smarktey functionality at all exterior doors Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup Exterior Finishes Guttering on front elevation (vary per plan) 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) 2 Woder for exterior water spigots 2 Mulder's limited one-year warranty HomeTeam Pest Defense Termite warranty HomeTeam Pest Defense	Choice of Luxury Vinyl in hall baths Tiled showers in all bathrooms up to ceiling Step-Down Shower Floor with cut tile in Primary Bath Full-extension drawer glides with soft close cabinet doors and hardware Schluter® Systems Waterproof membrane system behind every tub and shower wall Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte	Light included in Primary Bedroom showers Over-toilet cabinet included in Primary water closet *Schluter-KERDI Shower System behind all shower walls Garden Tub with Integrated skirt and choice of tile splash in Primary Bath Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware Fiberglass shower pan with choice of tile and glass door with towel bar that matches
HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date) Energy-efficiency Roof Ventilation system R33 blown-in insulation in attic R33 blown-in insulation in attic roof decking keeping your attic up to 30 degrees cooler Polycel callking around windows, doors and joints (energy efficient caulking package) Gas furnace for heating Low-E glass with Argon Gas, til-in vinyl windows R-15 blown-in insulation in external walls; excluding garage NFA-calculated roof ventilation to keep air circulating evenly throughout the attic Safety Anchor bolts that secure perimeter walls to foundation Taexx® Pest Control Tubes ran throughout home OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty Hurricane Straps on each rafter that secure perimeter walls to foundation Taexx® Dest Control Tubes ran throughout home Murricane Straps on each rafter that secure perimeter walls to a foundation Taexx® Dest Control Tubes ran throughout home Warranties Anchor bolts that secure perimeter walls to foundation Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Kwiksed door hardware, including Smarktey functionality at all exterior doors Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup Exterior Finishes Guttering on front elevation (vary per plan) 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) 2 Woder for exterior water spigots 2 Mulder's limited one-year warranty HomeTeam Pest Defense Termite warranty HomeTeam Pest Defense	Inspections / Engineering	
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HomeTeam Pest Defense Termite warranty Manufacturer's limited appliance warranty Manufacturer's limited 30-year shingle warranty	Warranties	
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Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.





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Square Feet: 1,670 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

Interior Finishes LED lighting throughout 5 1/4" baseboards throughout Occupancy Sensor at Utility Room 3 1/2" paint grade casing throughout Extended rod and shelf at utility room Ecobee® Programmable, Wifi-Enabled, Thermostat Insulated entry door (panel style may vary) Garage Door Opener with 2 Remotes and Wifi Connectiviity 1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023) Choice of Brushed Nickel or matte black door knobs throughout Garage walls to be textured, painted with Trim and casing throughout All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad 4 1/4" paint grade crown molding included in entry, dining, living room and kitchen Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms, (per plan) and hallways. Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans story plans) Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and in all other bedrooms) Full Light Fixture prackage including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome Master Bedroom (4 switches total) or matte black.

Kitchen

1 USB Combo outlet in Kitchen 3 cm quartz kitchen countertops Cabinet included above refrigerator Motion Sensor light in Panty (per plan) Samsung® stainless steel dishwasher Water line for refrigerator icemaker Delta® kitchen faucet in choice of finish Tile Backsplash included throughout kitchen WIFI oven integrated with the Samsung® range Choice of pendants at kitchen island (per plan) Under cabinet lighting included throughout kitchen Occupancy light fixture installed at Pantry (per plan) Choice of undermount sink, or stainless apron-front sink Trash pull-out included at kitchen sink (varies per plan) 4 burner Samsung® Stainless Steel Gas Range with integrated Griddle Over-the-range stainless steel Samsung® microwave with exterior venting 1/3 horsepower sink garbage disposal with push button activation on countertop Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard Full-extension drawer glides and soft close cabinet doors included throughout home

Buyer's Initials _____

_____ Buyer's Initials ___

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