

**Community:** Grand Oaks Reserve

Model: 10079 Oakland Hills Drive, Cleveland, TX

77327



10280 Cabo Del Sol Drive Cleveland, TX 77327

**HOME PRICED AT** 

\$321,990

Price and availability are subject to change without prior notice. Accurate as of May 14, 2024.

## From the Wellington Collection

Floor Plan: Mason

**Square Feet:** 2,065 (m.o.l.)

Bedrooms: 4 Bathrooms: 2.0 Garage: 2 Car







## **Included Features**

Address: 10280 Cabo Del Sol Drive Price: \$321,990

**Collection:** The Wellington Collection Floor Plan: Mason

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## **Construction / Plumbing / Electrical / Mechanical**

30-year 130 MPH rated shingles Electric dryer connection in utility room

Expandable AquaPEX tubing and connectors for water lines Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Kitchen Exhaust Vented to the Outside

Exterior 2 x 4 stud-grade lumber walls (16" on center)

Structural Framing Members designed and inspected by a 3rd party engineer 15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

#### **Bathroom**

Quartz countertops in all baths 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

Black Cabinet Hardware included

Delta®, or equal, bathroom faucet 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

paper holder in primary bath (homes permitted after 06/01/24)

### Inspections / Engineering

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 R-38 blown-in insulation in attic

80% Rheem water heater (homes permitted after 06/01/24)

Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Polycel caulking around windows, doors and joints (energy efficient caulking package)

Gas furnace for heating Low-E glass with Argon Gas, tilt-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

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 rafters/roof 3rd Party Inspection of Foundation Engineering and Framing Placement and Execution

Anchor bolts that secure perimeter walls to foundation

Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home Kwikset door hardware, including Smartkey functionality at all exterior doors Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with

#### **Exterior Finishes**

Covered back patios (vary per plan) 2 Woodford freeze-proof exterior water spigots Composite Shutters and/or accents (vary per plan) Video Doorbell with Free Storage and Playback Data Feature

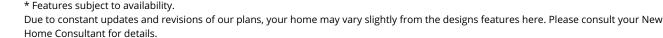
Guttering on front elevation (vary per plan) Brick exterior with James Hardie® siding and trim Minimum of 2 exterior waterproof electrical outlets

#### Warranties

Builder's limited one-year warranty HomeTeam Pest Defense Termite warranty Manufacturer's limited 30-year shingle warranty 30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

RWC New Home limited 10-year warranty Manufacturer's limited appliance warranty Manufacturer's limited heating & cooling units warranty

Buyer's Initials \_\_\_\_ \_\_\_\_ Buyer's Initials \_\_ Seller's or its Representative's Initials \_







# **Included Features**

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#### **Interior Finishes**

LED lighting throughout Occupancy Sensor at Utility Room Extended rod and shelf at utility room Ecobee® Programmable, Wifi-Enabled, Thermostat Choice of Brushed Nickel or matte black door knobs throughout Garage walls to be textured, painted with Trim and casing throughout

4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan)

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans) Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and

Master Bedroom (4 switches total)

5 1/4" baseboards throughout 3 1/2" paint grade casing throughout 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) All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms,

and hallways. Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome

#### Kitchen

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

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