



**Community:** Grand Oaks Reserve  
**Model:** 10079 Oakland Hills Drive, Cleveland, TX  
 77327



**10165 Cabo Del Sol Drive  
 Cleveland, TX 77327**

**HOME PRICED AT**

**\$287,990**

Price and availability are subject to change without prior notice. Accurate as of Oct 03, 2023.

**From the Wellington Collection**

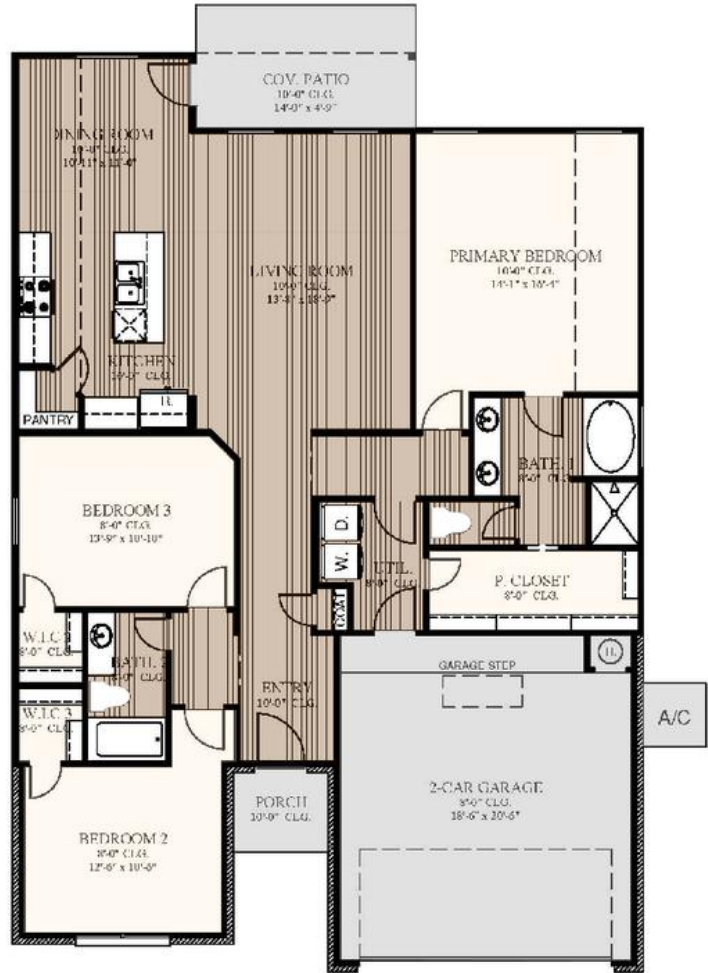
**Floor Plan:** Taylor

**Square Feet:** 1,670 (m.o.l.)

**Bedrooms:** 3

**Bathrooms:** 2.0

**Garage:** 2 Car





# Included Features

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## Construction / Plumbing / Electrical / Mechanical

Exterior 2 x 4 stud-grade lumber walls (16" on center)  
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)  
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer  
Kitchen Exhaust Vented to the Outside

Electric dryer connection in utility room  
Structural Framing Members designed and inspected by a 3rd party engineer  
30year 130 MPH rated shingles  
Expandable AquaPEX tubing and connectors for water lines

## Bathroom

\*Schluter-KERDI Shower System behind all shower walls  
Choice of Luxury Vinyl in hall baths  
Tiled showers in all bathrooms up to ceiling  
Light included in Primary Bedroom showers  
Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware  
Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included

Step-Down Shower Floor with cut tile in Primary Bath  
Garden Tub with Integrated skirt and choice of tile splash in Primary Bath  
Delta®, or equal, bathroom faucet  
Quartz countertops in all baths  
Over-toilet cabinet included in Primary water closet  
Full-extension drawer glides with soft close cabinet doors and hardware  
Schluter® Systems Waterproof membrane system behind every tub and shower wall

## Interior Finishes

Insulated entry door (panel style may vary)

Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad  
Garage Door Opener with 2 Remotes and Wifi Connectivity

Garage walls to be textured, painted with Trim and casing throughout  
Wall cabinet with rod and shelf included in Utility Room

5 1/4" baseboards throughout  
Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and Master Bedroom (4 switches total)

Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)  
LED lighting throughout  
4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan)  
Choice of Brushed Nickel or matte black door knobs throughout  
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms, and hallways.  
3 1/2" paint grade casing throughout  
Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome or matte black.  
Ecobee® Programmable, Wifi-Enabled, Thermostat  
Occupancy Sensor at Utility Room  
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)

## 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

97% efficient tankless water heater  
R-30 batt insulation in sloped ceiling  
Low-E glass with Argon Gas, tilt-in vinyl windows  
NFA-calculated roof ventilation to keep air circulating evenly throughout the attic  
Gas Furnace for Heating

Polycel caulking around windows, doors and joints (energy efficient caulking package)  
R-15 blown-in insulation in external walls; excluding garage  
R-38 blown-in insulation in attic  
Roof Ventilation system  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler

## Safety

Anchor bolts that secure perimeter walls to foundation  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof  
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Kwikset door Hardware, including Smartkey functionality at all exterior doors  
3rd Party Inspection of Foundation Engineering and Framing Placement and Execution  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Taexx® Pest Control Tubes ran throughout home

## Exterior Finishes

Minimum of 2 exterior waterproof electrical outlets  
Brick exterior with James Hardie® siding and trim  
Composite Shutters and/or accents (vary per plan)  
Video Doorbell with Free Storage and Playback Data Feature

Two Woodford Freeze-Proof Exterior Water Spigots  
Guttering on front elevation (vary per plan)  
Covered back patios (vary per plan)

## Warranties

Manufacturer's limited appliance warranty  
RWC New Home limited 10-year warranty  
Manufacturer's limited 30-year shingle warranty  
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

Manufacturer's limited heating & cooling units warranty  
Builder's limited one-year warranty  
HomeTeam Pest Defense Termite warranty

## Kitchen

Occupancy light fixture installed at Pantry (per plan)  
Delta® kitchen faucet in choice of finishes  
Over-the-range stainless steel Samsung® microwave with exterior venting  
Tile Backsplash included throughout kitchen  
3 cm quartz kitchen countertops  
Trash pull-out included at kitchen sink (varies per plan)  
Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard  
Under cabinet lighting included throughout kitchen  
Motion Sensor light in Panty (per plan)

Choice of Pendants at Kitchen Island  
Water line for refrigerator icemaker  
Samsung® stainless steel dishwasher  
1/3 horsepower sink garbage disposal with push button activation on countertop  
4 burner Samsung® Stainless Steel Gas Range with integrated Griddle  
Cabinet included above refrigerator  
Choice of undermount sink, or stainless apron-front sink  
Full-extension drawer glides and soft close cabinet doors included throughout home  
WIFI oven integrated with the Samsung® range  
1 USB Combo outlet in Kitchen

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

\* Features subject to availability.

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.

