



Community: Grand Oaks Reserve

Model: 10079 Oakland Hills Drive, Cleveland, TX
77327



**10260 Cabo Del Sol Drive
Cleveland, TX 77327**

SOLD

Price and availability are subject to change
without prior notice. Accurate as of Apr 24, 2024.

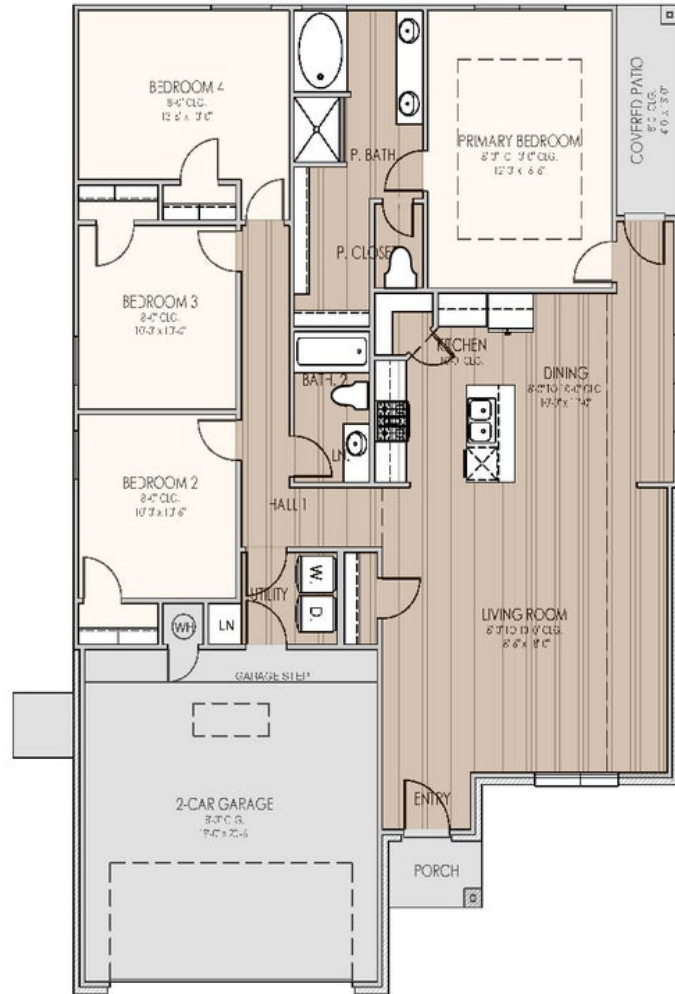
From the Wellington Collection

Floor Plan: Lynndale Plus
Square Feet: 1,727 (m.o.l.)

Bedrooms: 4

Bathrooms: 2.0

Garage: 2 Car





Included Features

Address: 10260 Cabo Del Sol Drive **Price:** \$290,990

Collection: The Wellington Collection **Floor Plan:** Lynndale Plus

Square Feet: 1,727 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

30year 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

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

Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included

Interior Finishes

LED lighting throughout
Occupancy Sensor at Utility Room
Insulated entry door (panel style may vary)
Wall cabinet with rod and shelf included in Utility Room
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
Ecobee® Programmable, Wifi-Enabled, Thermostat
Garage Door Opener with 2 Remotes and Wifi Connectivity
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 or matte black.

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

Gas Furnace for Heating
R-38 blown-in insulation in attic
Low-E glass with Argon Gas, tilt-in vinyl windows
Radiant barrier roof decking keeping your attic up to 30 degrees cooler
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Roof Ventilation system
Up to 96% efficient tankless water heater
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 battery backup

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

Kitchen

1 USB Combo outlet in Kitchen
Samsung® stainless steel dishwasher
Choice of Pendants at Kitchen Island
Motion Sensor light in Pantry (per plan)
Tile Backsplash included throughout kitchen
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
Water line for refrigerator icemaker
Delta® kitchen faucet in choice of finishes
WIFI oven integrated with the Samsung® range
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

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.

