



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



**10270 Cabo Del Sol Drive
Cleveland, TX 77327**

HOME PRICED AT

\$266,990

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

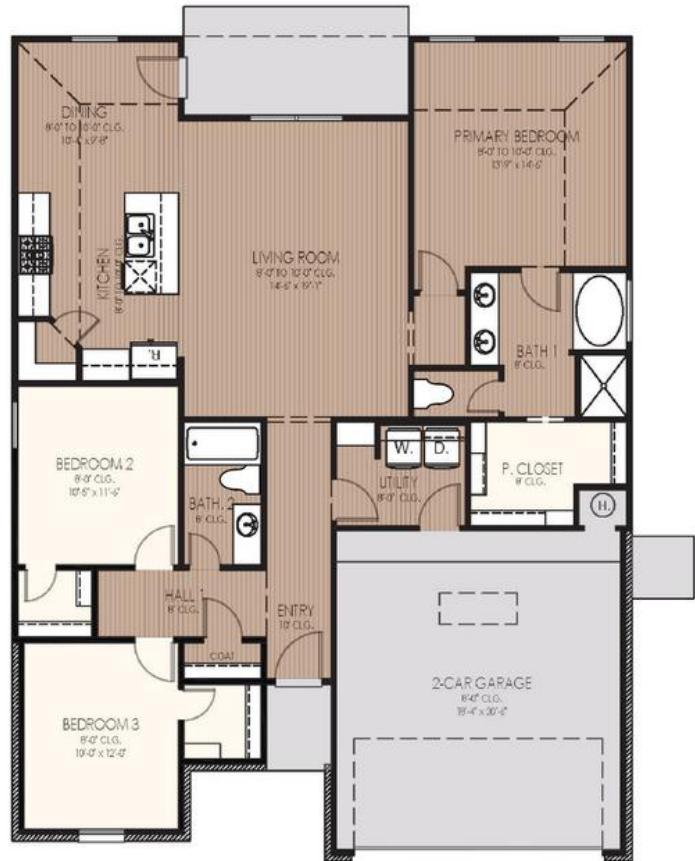
From the Wellington Collection

Floor Plan: Andrew

Square Feet: 1,540 (m.o.l.)

Bedrooms: 3

Bathrooms: 2.0



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.





Included Features

Address: 10270 Cabo Del Sol Drive **Price:** \$266,990

Collection: The Wellington Collection **Floor Plan:** Andrew

Square Feet: 1,540 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0

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.

