



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



**10310 Cabo Del Sol Drive  
Cleveland, TX 77327**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Aug 22, 2025.

## From the Village Collection

**Floor Plan:** Bradford

**Square Feet:** 1,416 (m.o.l.)

**Bedrooms:** 3

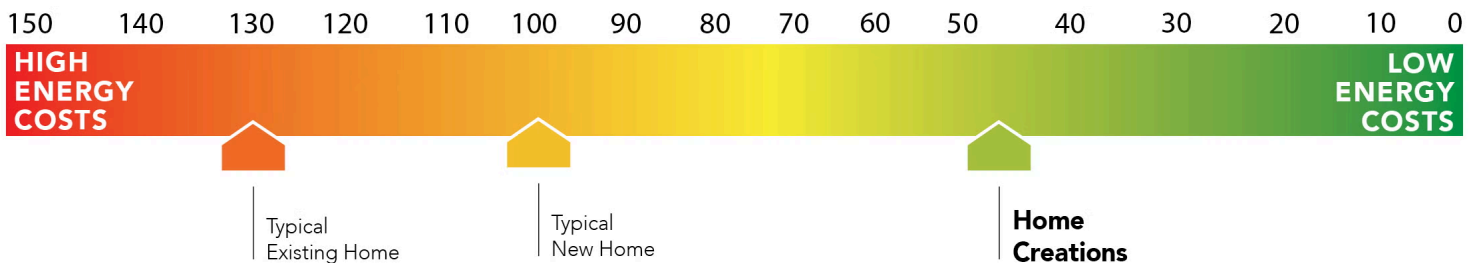
**Bathrooms:** 2.0

**Garage:** 2 Car



**This floor plan with a HERS Index Rating of 53 is:**

- 47% more energy efficient than a typical new home
- 77% more energy efficient than a typical existing home



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:** 10310 Cabo Del Sol Drive **Price:** \$264,990

**Collection:** The Village Collection **Floor Plan:** Bradford

**Square Feet:** 1,416 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

## Interior Finishes

Sink tilt-out trays at all cabinet sinks  
Garage Door Opener with 2 Remotes and Wifi Connectivity  
Cabinet hardware standard on all cabinets in choice of stainless steel or black  
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)  
All bedrooms and bedroom closets come with Mohawk Carpet, complete with lifetime soil and stain resistance (homes permitted as of February 2025)

Insulated entry door (panel style may vary)  
Paint grade or stain-grade cabinets in choice of style and color  
Raised 10' ceiling in living areas and Primary bedrooms (single story plans only)  
Interior Door and bath hardware in choice of stainless steel or black (homes permitted after August 2025)  
3-1/2" paint grade baseboard and casing throughout home, including the garage (homes permitted after June 2025)

## Safety

Class 3 Impact-rated shingles with lifetime warranty  
Anchor bolts that secure perimeter walls to foundation  
Hardwired-Smoke Detectors used throughout home with battery backup  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

Frost Proof-Hose Bibs (homes permitted after 05/2025)  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home

## Bathroom

Towel bar that matches paper holder  
Choice of 3cm Granite bathroom countertops  
All cabinets come standard with soft-close doors and drawers  
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included

Choice of Luxury Vinyl in all baths  
Primary bath comes standard with kneespace (plan may vary)  
Fiberglass shower / tub combo with choice of tile in hall bath  
Pfister®, or equal, bathroom faucet in choice of stainless steel or black

## Energy-efficiency

Roof Ventilation system  
R-6 Insulated and mastic sealed A/C ducts  
HERS testing before drywall, and before closing  
97% efficient Navien water heater (gas comm. only)  
Lennox all-electric 100% efficient furnace (elec comm. only)  
Polyceal caulking around windows, doors and joints (energy efficient caulking package)

R-38 blown-in insulation in attic  
Lennox gas furnace for heating (gas comm. only)  
Low-E glass with Argon Gas, tilt-in vinyl windows  
R-15 blown-in insulation in external walls. Excludes garage  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler  
High-efficiency Rinnai water heater for reliable, on-demand hot water (elec comm. only)

## Construction / Plumbing / Electrical / Mechanical

Kitchen Exhaust Vented to the Outside  
15.2 SEER electrical central air conditioning  
Exterior 2 x 4 Hem-Fir stud-grade lumber walls (16" on center)  
Structural Framing Members designed and inspected by a 3rd party engineer  
HVAC system design, inspected and tested by 3rd party engineer (homes permitted 8/2025 or later)

Electric dryer connection in utility room  
Expandable AquaPEX tubing and connectors for water lines  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

## Exterior Finishes

Diverter over front entrance  
Brick exterior with James Hardie® siding and trim  
Composite Shutters and/or accents (vary per plan)  
Frost Proof-Hose Bibs (homes permitted after 05/2025)  
Full Sod in front and side yards. For oversized lots, back yard to have 20' from back porch, side yards to have 10'

Semi-gloss exterior paint with two colors  
Concrete-covered patios available (vary per plan)  
Minimum of 2 exterior waterproof electrical outlets  
Front Gutters standard in choice of color (homes permitted after 6/2025)

## Warranties

Builder's limited one-year warranty  
DUPONT TYVEK HOMEWRAP 10 year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty  
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

HomeTeam Pest Defense Termite warranty  
2-10 New Home limited 10-year warranty  
Manufacturer's lifetime limited shingle warranty  
30 year limited warranty on James Hardie® siding and trim

## Inspections / Engineering

All foundation & frame designs reviewed and stamped by 3rd party state-certified engineer.  
HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

HVAC system design, inspected and tested by 3rd party engineer (homes permitted 8/2025 or later)

## Smart Home Features

Kwikset door hardware, including Smartkey functionality at all exterior doors  
  
Ecobee Smart thermostat with auto changeover between heat and cool. Smart technology allows for control of the HVAC system from anywhere.

Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere  
7 smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 2 smart switches, 3 smart dimmer switches, and 2 motion switches.

## Garage

Pull-down attic access in garage (per plan)

\* 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.





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### Kitchen

Water line for refrigerator icemaker  
1/3 horsepower sink garbage disposal w/ air switch  
All cabinets come standard with soft-close doors and drawers  
Over-the-range stainless steel Samsung® microwave with exterior venting  
Cabinet paneling on Kitchen Island (per plan) (homes permitted after 8/2025)

Stainless Steel Whirlpool appliance package including 5-burner range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and stainless steel dishwasher

WiFi oven integrated in the Samsung® range  
Full height tile backsplash in choice of color and size  
Pfister® kitchen faucet in choice of stainless steel or black  
Full-Overlay, Factory-finished cabinets with 36" uppers & crown moulding  
Choice of 3cm quartz kitchen countertops with 12" overhang on kitchen islands (per plan)

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