

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



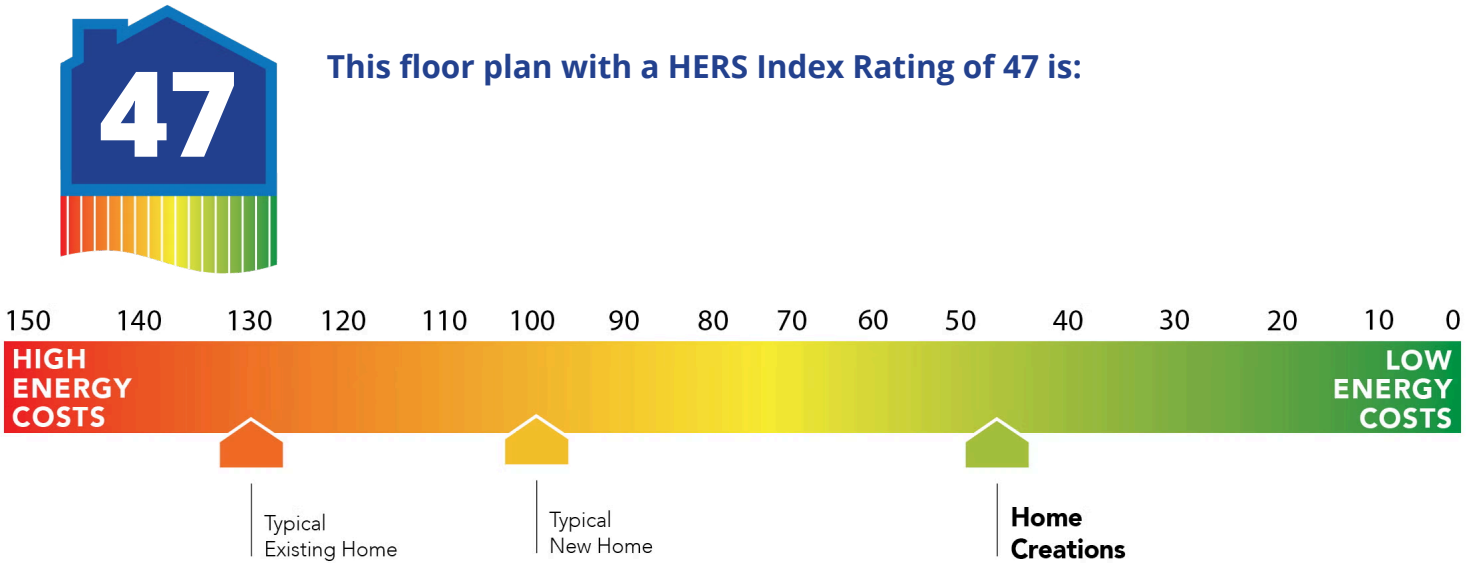
10340 Woodhill Spa Lane
Cleveland, TX 77327

SOLD

Price and availability are subject to change without prior notice. Accurate as of Nov 09, 2026.

From the Wellington Collection

Floor Plan: Andrew
Square Feet: 1,540 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car



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: 10340 Woodhill Spa Lane **Price:** $269,990
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Safety

Impact-Rated Roofing ~ Class 3 impact-rated shingles with a lifetime warranty
Foundation Security - Anchor bolts secure perimeter walls directly to the foundation

Hurricane-Resistant Construction - Hurricane straps on each rafter help secure perimeter walls to the roof

Cold-Weather Protection - Frost-proof hose bibs (for homes permitted after May 2025)
Smart Fire Safety - Hardwired smoke detectors with battery backup for added protection
Integrated Pest Defense - Taexx® Borate pest treatment with built-in pest control tubes throughout the home

Bathroom

Durable Flooring - Luxury Vinyl Plank flooring in all secondary baths
Stylish Faucets - Pfister®, or equal, in your choice of brushed nickel or matte black
Finishing Touches - Coordinating towel bar and paper holder in brushed nickel or matte black
Hall Bath Versatility - Hall bath comes standard with Fiberglass shower/tub combo with wall tile to the ceiling
Designer Tile Flooring - Select from a variety of tile floor sizes, and colors, to create a primary bath that reflects your personal style

Functional Design - Double Undermount sinks in primary bath vanity (per plan)
Full-Overlay Cabinetry - With soft-close doors, drawers, and included cabinet hardware
Step-Down Shower ~ Walk into a spa-like retreat with a step-down shower floor featuring elegant cut tile
Elevated Elegance - Quartz countertops in choice of color, comes included, blending timeless beauty with low-maintenance performance.
Relaxing Garden Tub ~ Unwind in a spacious garden tub with an integrated skirt, accented by your choice of stylish tile splash for a personalized touch.

Energy-efficiency

No wasted energy - Mastic-sealed, insulated ducts keep your conditioned air where it belongs — inside your home.
A cooler attic, a cooler home - Radiant barrier roof decking keeps attic temps up to 30° cooler, reducing strain on your AC.
Every detail sealed tight - Energy-efficient caulking around windows, doors, and joints prevents drafts and maximizes efficiency.
Independent performance testing - HERS testing before drywall and again at closing, including duct testing to ensure there are no leaks, so you get the efficiency you're promised.

Lower bills, more comfort - Low-E windows with Argon Gas keep your home cooler in the summer and warmer in the winter.
Fresh air that saves money ~ A roof ventilation system lets your home breathe, protecting your roof and lowering cooling costs.
On-demand hot water, lower energy use ~ Navien' up to 96% High-efficiency tankless water heaters give you endless hot water while saving energy.
Upgraded insulation package - R-38 blown-in attic insulation combined with R-15 BIBS in exterior walls helps your home stay at the perfect temperature while lowering energy costs.

Exterior Finishes

Front gutters included - Standard in your choice of color to protect your foundation and improve water drainage.
Weather-ready details - Frost-proof hose bibs (for homes permitted after 5/2025) for all-season outdoor use without worry.
Attractive accents - Composite shutters and/or architectural accents (varies per plan) add charm and character to your home's exterior.
Full landscaping package - Full sod on standard lots. (oversized lots to receive 20' from rear of home, 10' on side yards) for a move-in ready yard.

Built for convenience - Minimum of two exterior waterproof electrical outlets for holiday lights, tools, or backyard fun.
Relax outdoors - Concrete-covered patios (varies per plan) extend your living space for entertaining, grilling, or relaxing evenings.
Beautiful and durable finishes - Brick exterior accented with James Hardie® siding and trim for long-lasting protection and timeless curb appeal.
Polished curb appeal - Exterior paint finished with PPG SpeedCry!®, providing lasting color, mildew resistance, and durable protection against the elements in two coordinated colors for a rich, lasting finish.

Warranties

Builder's one-year warranty - Your first year is worry-free, with direct coverage from us on workmanship and materials.
Added protection below - The HomeTeam Pest Defense termite warranty helps protect your investment against costly hidden damage.
Floors built to last - Vinyl flooring includes a 15-year residential wear warranty, keeping your floors beautiful through everyday living.
Reliable hot water for years - Navien tankless water heaters are backed with a 15-year heat exchanger warranty, plus additional coverage on parts and labor.
Protected from the ground up - Our 2-10® New Home Warranty gives you peace of mind with coverage on major systems and structural elements for up to 10 years.

Trusted protection on every wall - DuPont Tyvek® HomeWrap is backed by a 10-year warranty against air and water intrusion.
Strength that lasts decades - James Hardie" siding and trim are protected by a 30-year limited warranty, giving you lasting curb appeal.
Pfister® faucets for life - Every faucet is backed by a Lifetime Warranty on finish and function, giving you protection as long as you own your home.
Built to weather every storm - Your roof is safeguarded with a manufacturer's lifetime limited shingle warranty for lasting protection against Texas weather.
Comfort guaranteed - Lennox" stands behind its systems with a 10-year limited parts warranty and extended protection on key components, ensuring comfort you can count on.

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Interior Finishes

Thoughtful Details - Sink tilt-out trays at every cabinet sink

Elevated Trim Details - 3-1/2" paint-grade casing and 5-1/4" baseboards throughout the home, including the garage
Stylish Flooring Choices - Luxury Vinyl Plank flooring throughout the main living areas, entry, kitchen, dining, secondary bathrooms, and hallways
Cozy & Practical Bedrooms - All bedrooms and closets include Mohawk carpet with lifetime soil and stain resistance (for homes permitted after February 2025)

Custom Cabinetry - Paint-grade or stain-grade cabinets, available in your choice of styles & color Finishing Touches - Cabinet hardware included on all cabinets, with a choice of brushed nickel or matte black finishes

Soaring Ceilings - Raised 10' ceilings in living areas and primary bedrooms (single-story plans only)
Crown Elegance - 4 1/4" paint-grade crown molding included in the entry, dining, living room, and kitchen (per plan).
Comfort in Every Room - Ceiling fans included in the living room and primary bedroom, with all other bedrooms box-rated and wired for future ceiling fans
Durable Entryway - Insulated front entry door with craftsman-style glass (panel style may vary) Coordinated Hardware Selections - Interior and bath hardware available in brushed nickel or matte black
Brilliant Lighting - A complete light fixture package featuring vanity lights, dining room chandelier, kitchen island pendants, ceiling fans, and bedroom lighting — all available in brushed nickel or matte black finishes.

Kitchen

Full-Overlay Cabinetry - Factory-finished with 42" uppers & crown moulding
Full-Height Tile Backsplash - Your choice of color and size for a custom designer look

Stylish Kitchen Faucet - Pfister* pull-down kitchen faucet in your choice of stainless steel or black
Quartz Comes Standard - Premium quartz countertops included in every kitchen; the perfect blend of modern style and everyday performance.
Statement Lighting - Hand-pick your pendant style at the kitchen island (per plan), creating a designer focal point that blends beauty and function.
Cabinet Paneling on Kitchen Island - Wrapping your island in beauty and craftsmanship, making it feel like a one-of-a-kind feature built just for your home.

Signature Sink Choices - Personalize your space with a selection of undermount, stainless steel apron-front, or Blanco® Silgranite* sinks for the perfect blend of style and performance.

Soft-Close Doors & Drawers - Premium cabinetry feature, standard in every home
Convenient Features - Water line for refrigerator icemaker & 1/3 HP garbage disposal with air switch
Wi-Fi Integrated Oven - Smart cooking convenience with the Samsung" range (for homes permitted after May 2025)
Brilliant Ambience - Under-cabinet lighting enhances both function and atmosphere, making meal prep easier and showcasing your countertops.
Convenient Clean-Up - Built-in pull-out trash cabinet at the kitchen sink keeps clutter out of sight and the kitchen feeling fresh (varies per plan).
Stainless Steel Samsung" Appliance Package - 5-burner range with No Preheat Mode technology, exterior-vented microwave, and quiet dishwasher (for homes permitted after May 2025)

Smart Home Features

Lighting that adapts with you - 5 Deako switches, including 2 smart switches, 2 smart dimmer switches and motion sensor switch)

Cooking made smarter - Samsung' range with Wi-Fi capabilities lets you preheat, adjust, or check your oven from your phone, with instant notifications for peace of mind.
Comfort from anywhere - Ecobee* Smart Thermostat(s) automatically adjusts between heating and cooling, while giving you full control of your home's climate from any device, anywhere.

Access on your terms - Smart garage door opener allows you to open and close your garage from anywhere, adding convenience and security whether you're home or away.
Security made simple - Kwikset® door hardware with SmartKey" technology on all exterior doors makes it easy to re-key your locks in seconds, keeping your family safe and secure.

Built Stronger, Smarter, and More Efficient!

Move-in ready convenience ~ Utility rooms include an electric dryer connection, saving you time and hassle.
High-efficiency comfort systems ~ Lennox® 15.2 SEER HVAC system delivers reliable comfort with lower operating costs.
Proven energy savings ~ Every home is independently HERS tested twice, with duct systems pressure-tested to guarantee no leaks.
A fresher kitchen - Exhaust vented to the outside removes cooking odors, smoke, and moisture; not recirculated like in many homes.
Storm-ready strength - Anchor bolts secure walls to the foundation, and hurricane straps connect walls to rafters for superior stability.
Water control built-in - Front gutters included as standard (on homes permitted 6/2025 and later) to protect your foundation and landscaping.
Engineered HVAC design (on homes permitted 8/2025 and later) ~ Systems are sized, inspected, and tested by 3rd-party engineers for efficiency and comfort.
Stronger walls - 2x4 Hem-Fir stud-grade lumber placed 16" on center for consistency and durability. Smarter plumbing - Expandable AquaPEX water lines resist leaks and outperform traditional plumbing materials.

All-season protection ~ Frost-proof hose bibs (on homes permitted 5/2025 and later) help prevent freeze damage.
Framing you can trust - Structural framing members are designed and inspected by independent engineers for superior integrity.
Weather-protected exterior walls - OSB walls wrapped in Dupont Tyvek® with a 10-year warranty protect against moisture and drafts.
Endless hot water - Tankless water heaters (Navien® in gas, Rinnai® in electric) give you on- demand hot water while saving energy.
Air-tight ductwork - Mastic-sealed, insulated ducts keep your conditioned air where it belongs, improving efficiency and indoor air quality.
Foundation built to last - Enhanced post-tension foundation designed and inspected by a 3rd- party engineer for long-term strength and durability.
Superior insulation package ~ R-38 blown-in attic insulation plus R-15 BIBS (Blown-In Blanket System) walls fill every gap for maximum comfort and lower bills.

Built Beyond Code. Verified Twice.

Strength from the ground up ~ Your post-tension foundation is engineered and inspected twice by independent engineers, providing lasting durability and peace of mind.
Comfort engineered for you - Your HVAC system is professionally sized, inspected twice, and tested by 3rd-party engineers, guaranteeing year-round comfort and maximum efficiency.

Framing you can trust - Structural framing members are designed and inspected twice by independent engineers, ensuring your home's structure is sound, safe, and built to last.
Efficiency proven, not promised ~ Every home undergoes HERS testing before drywall and again at closing, including duct leak testing, so you know your home delivers the energy savings we promise.

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