Morgan

Collection: Wellington Collection **Floor Plan:** Morgan
Square Feet: 1,908 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 3 Car



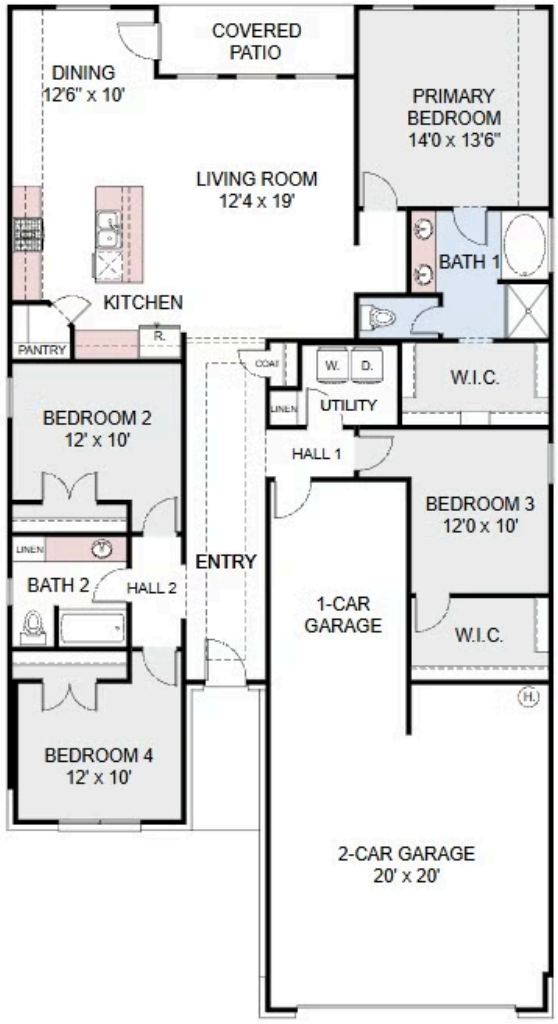
☐ Elevation A



☐ Elevation B

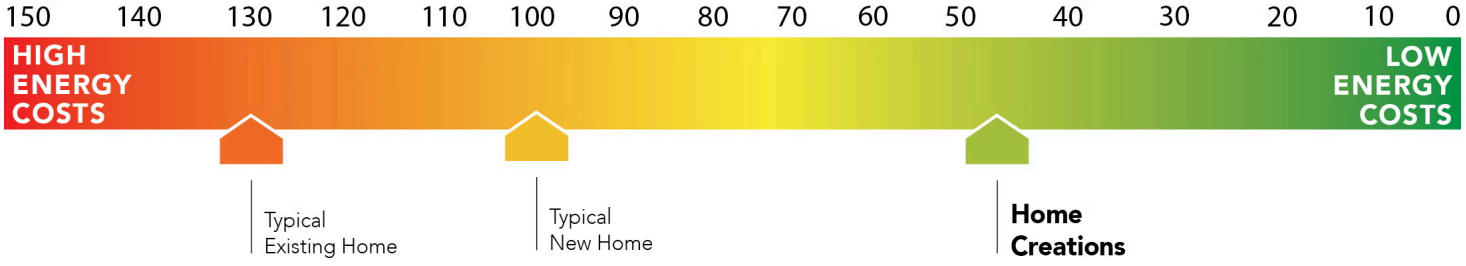


☐ Elevation C





This floor plan with a HERS Index Rating of 50 is:



Floor plans' specifications, included features, options and elevations are subject to change.

Included Features

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Interior Finishes

Thoughtful Details - Sink tilt-out trays at every cabinet sink
Soaring Ceilings - Raised 10’ ceilings in living areas and primary bedrooms (single-story plans only)
Elevated Trim Details - 3-1/2" paint-grade casing and 5-1/4" baseboards throughout the home, including the garage
Crown Elegance - 4 1/4" paint-grade crown molding included in the entry, dining, living room, and kitchen (per plan).
Stylish Flooring Choices - Luxury Vinyl Plank flooring throughout the main living areas, entry, kitchen, dining, secondary bathrooms, and hallways
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
Cozy & Practical Bedrooms - All bedrooms and closets include Mohawk carpet with lifetime soil and stain resistance (for homes permitted after February 2025)
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
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
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
Soft-Close Doors & Drawers - Premium cabinetry feature, standard in every home
Full-Height Tile Backsplash - Your choice of color and size for a custom designer look
Convenient Features - Water line for refrigerator icemaker & 1/3 HP garbage disposal with air switch
Stylish Kitchen Faucet - Pfister* pull-down kitchen faucet in your choice of stainless steel or black
Wi-Fi Integrated Oven - Smart cooking convenience with the Samsung” range (for homes permitted after May 2025)
Quartz Comes Standard - Premium quartz countertops included in every kitchen; the perfect blend of modern style and everyday performance.
Brilliant Ambience - Under-cabinet lighting enhances both function and atmosphere, making meal prep easier and showcasing your countertops.
Statement Lighting - Hand-pick your pendant style at the kitchen island (per plan), creating a designer focal point that blends beauty and function.
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).
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.
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)
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.

Safety

Impact-Rated Roofing ~ Class 3 impact-rated shingles with a lifetime warranty
Cold-Weather Protection - Frost-proof hose bibs (for homes permitted after May 2025)
Foundation Security - Anchor bolts secure perimeter walls directly to the foundation
Smart Fire Safety - Hardwired smoke detectors with battery backup for added protection
Hurricane-Resistant Construction - Hurricane straps on each rafter help secure perimeter walls to the roof
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
Functional Design - Double Undermount sinks in primary bath vanity (per plan)
Stylish Faucets - Pfister®, or equal, in your choice of brushed nickel or matte black
Full-Overlay Cabinetry - With soft-close doors, drawers, and included cabinet hardware
Finishing Touches - Coordinating towel bar and paper holder in brushed nickel or matte black
Step-Down Shower ~ Walk into a spa-like retreat with a step-down shower floor featuring elegant cut tile
Hall Bath Versatility - Hall bath comes standard with Fiberglass shower/tub combo with wall tile to the ceiling
Elevated Elegance - Quartz countertops in choice of color, comes included, blending timeless beauty with low-maintenance performance.
Designer Tile Flooring - Select from a variety of tile floor sizes, and colors, to create a primary bath that reflects your personal style
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.
Lower bills, more comfort - Low-E windows with Argon Gas keep your home cooler in the summer and warmer in the winter.
A cooler attic, a cooler home - Radiant barrier roof decking keeps attic temps up to 30° cooler, reducing strain on your AC.
Fresh air that saves money ~ A roof ventilation system lets your home breathe, protecting your roof and lowering cooling costs.
Every detail sealed tight - Energy-efficient caulking around windows, doors, and joints prevents drafts and maximizes efficiency.
On-demand hot water, lower energy use ~ Navien’ up to 96% High-efficiency tankless water heaters give you endless hot water while saving energy.
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.
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.
Built for convenience - Minimum of two exterior waterproof electrical outlets for holiday lights, tools, or backyard fun.
Weather-ready details - Frost-proof hose bibs (for homes permitted after 5/2025) for all-season outdoor use without worry.
Relax outdoors - Concrete-covered patios (varies per plan) extend your living space for entertaining, grilling, or relaxing evenings.
Attractive accents - Composite shutters and/or architectural accents (varies per plan) add charm and character to your home's exterior.
Beautiful and durable finishes - Brick exterior accented with James Hardie® siding and trim for long-lasting protection and timeless curb appeal.
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.
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.

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Warranties

Builder's one-year warranty - Your first year is worry-free, with direct coverage from us on workmanship and materials.
Trusted protection on every wall - DuPont Tyvek® HomeWrap is backed by a 10-year warranty against air and water intrusion.
Added protection below - The HomeTeam Pest Defense termite warranty helps protect your investment against costly hidden damage.
Strength that lasts decades - James Hardie" siding and trim are protected by a 30-year limited warranty, giving you lasting curb appeal.
Floors built to last - Vinyl flooring includes a 15-year residential wear warranty, keeping your floors beautiful through everyday living.
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.
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.
Built to weather every storm - Your roof is safeguarded with a manufacturer's lifetime limited shingle warranty for lasting protection against Texas weather.
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.
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.

Smart Home Features

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

Built Stronger, Smarter, and More Efficient!

Move-in ready convenience ~ Utility rooms include an electric dryer connection, saving you time and hassle.
All-season protection ~ Frost-proof hose bibs (on homes permitted 5/2025 and later) help prevent freeze damage.
High-efficiency comfort systems ~ Lennox® 15.2 SEER HVAC system delivers reliable comfort with lower operating costs.
Framing you can trust - Structural framing members are designed and inspected by independent engineers for superior integrity.
Proven energy savings ~ Every home is independently HERS tested twice, with duct systems pressure-tested to guarantee no leaks.
Weather-protected exterior walls - OSB walls wrapped in Dupont Tyvek® with a 10-year warranty protect against moisture and drafts.
A fresher kitchen - Exhaust vented to the outside removes cooking odors, smoke, and moisture; not recirculated like in many homes.
Endless hot water - Tankless water heaters (Navien® in gas, Rinnai® in electric) give you on- demand hot water while saving energy.
Storm-ready strength - Anchor bolts secure walls to the foundation, and hurricane straps connect walls to rafters for superior stability.
Air-tight ductwork - Mastic-sealed, insulated ducts keep your conditioned air where it belongs, improving efficiency and indoor air quality.
Water control built-in - Front gutters included as standard (on homes permitted 6/2025 and later) to protect your foundation and landscaping.
Foundation built to last - Enhanced post-tension foundation designed and inspected by a 3rd- party engineer for long-term strength and durability.
Engineered HVAC design (on homes permitted 8/2025 and later) ~ Systems are sized, inspected, and tested by 3rd-party engineers for efficiency and comfort.
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.
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.

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.
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.
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.
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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