



Community: Santa Fe
Model: 611 Road 51021, Cleveland, TX 77327



570 Road 51021
Cleveland, TX 77327

HOME PRICED AT
\$250,990

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

Floor Plan: Magnolia
Square Feet: 1,182 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 1 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: 570 Road 51021 **Price:** \$250,990

Floor Plan: Magnolia

Square Feet: 1,182 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 1 Car

Construction / Plumbing / Electrical / Mechanical

Electric dryer connection in utility room
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

Exterior 2 x 4 stud-grade lumber walls (16" on center)
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

Quartz bathroom countertops
Fiberglass shower pan with choice of tile and glass door with towel bar in primary bath
Fiberglass shower / tub combo with choice of tile in hall bath
Choice of Luxury Vinyl in all baths

Delta®, or equal, bathroom faucet
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included
Primary bath comes standard with kneespace (plan may vary)
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 come cut loop berber carpet with 1/2" 6 lb pad in select areas
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)

Ceiling fans in living room and Primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways
4" paint grade baseboard and casing throughout, including the garage
Garage Door Opener with 2 Remotes and Wifi Connectivity

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)

All foundation designs reviewed and stamped by 3rd party state-certified engineer.

Energy-efficiency

97% efficient tankless water heater
R-30 batt insulation in sloped ceiling
Low-E glass with Argon Gas, tilt-in vinyl windows
HERS testing before drywall, and before closing
Roof Ventilation system
Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Polycel caulking around windows, doors and joints (energy efficient caulking package)
R-15 blown-in insulation in external walls. Excludes garage
R-38 blown-in insulation in attic
R-6 Insulated and mastic sealed A/C ducts
Gas Furnace for Heating

Garage

Pull-down attic access in garage (per plan)

Safety

Anchor bolts that secure perimeter walls to foundation
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Kwikset door Hardware, including Smartkey functionality at all exterior doors
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
Semi-gloss exterior paint with two colors
Composite Shutters and/or accents (vary per plan)

Two Woodford Freeze-Proof Exterior Water Spigots
Full Sod in front and side yards. Back yard to have 20' from back porch
Concrete-covered patios available (vary per plan)
Guttering on front elevation (vary per plan)

Warranties

Manufacturer's limited appliance warranty
RWC New Home limited 10-year warranty
Manufacturer's limited 30-year shingle warranty
HomeTeam Pest Defense Termite warranty

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

Kitchen

1/3 horsepower sink garbage disposal w/ air switch
2 cm quartz kitchen countertops with tile backsplash

Delta® kitchen faucet
WIFI oven integrated in the Samsung® range

Water line for refrigerator icemaker
4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher
Over-the-range stainless steel Samsung® microwave with exterior venting
Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware

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.

