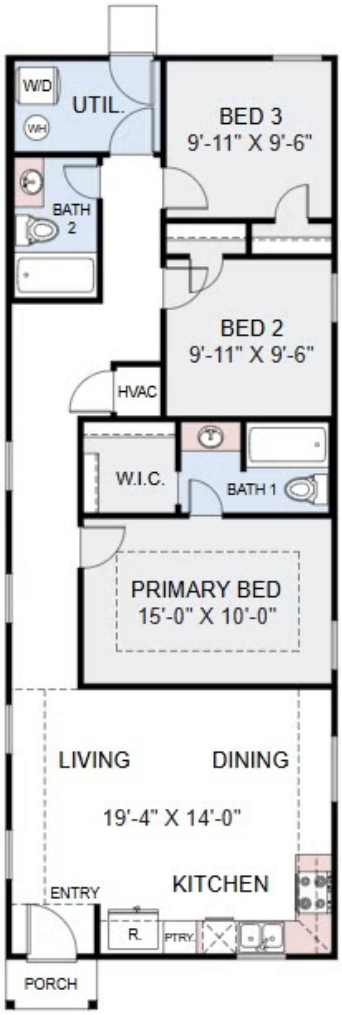
Grove

Collection: Heritage Collection **Floor Plan:** Grove
Square Feet: 1,093 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0





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

Included Features

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Interior Finishes

Durable Entryway – Insulated front entry door
Thoughtful Details – Sink tilt-out trays at every cabinet sink
Coordinated Hardware Selections – Chrome door, bath & cabinet hardware on all cabinets
Soaring Ceilings – Raised 9′ ceilings in first-floor main living areas, dining and kitchen
Elevated Trim Details – 1" x 2" paint-grade baseboards and casing throughout the home —including the garage
Comfort in Every Room –Box rated fixtures and wired switches in the living room, primary bedroom, and all 2nd bedrooms
Stylish Flooring – Luxury Vinyl Plank flooring throughout the entry, kitchen, living room, dining room, bathrooms, and hallways
Cozy & Practical Bedrooms – Mohawk Carpet with Lifetime carpet with lifetime soil and stain resistance in all bedrooms and closets

Kitchen

Full-Overlay Cabinetry – Factory-finished with 30″ uppers
Choice of Countertops – 3cm granite kitchen countertops with 4″ backsplash
Soft-Close Doors & Drawers – Premium cabinetry feature, standard in every home
Convenient Features - Water line for refrigerator icemaker & 1/3 HP garbage disposal
Stylish Kitchen Faucet - Pfister® chrome pull-down kitchen faucet with lifetime warranty
Stainless Steel Samsung® Appliance Package – 5-burner range with No Preheat Mode technology, exterior-vented microwave, and quiet dishwasher

Safety

Cold-Weather Protection – Frost-proof hose bibs
Impact-Rated Roofing – Class 3 impact-rated shingles with a lifetime warranty
Foundation Security – Anchor bolts secure perimeter walls directly to the foundation
Smart Fire Safety – Hardwired smoke detectors with battery backup for added protection
Weather Protection – OSB exterior walls wrapped with DuPont™ Tyvek® HomeWrap® backed by a 15-year warranty
Integrated Pest Defense – Taexx® Borate pest treatment with built-in pest control tubes throughout the home

Bathroom

Granite Countertops – 3cm granite bathroom countertops
Durable Flooring – Luxury Vinyl Plank flooring in all baths
Stylish Faucets – Chrome Pfister® bathroom faucets with lifetime warranty
Finishing Touches – Coordinating cabinet hardware and paper holder in chrome
Bathroom Tile Standard - Designer-Selected tile to the ceiling in all tubs & showers
Full-Overlay Cabinetry – With soft-close doors, drawers, and included cabinet hardware

Energy-efficiency

Weather-ready details – Frost-proof hose bibs for all-season outdoor use without worry.
No wasted energy – Mastic-sealed, insulated ducts keep your conditioned air where it belongs — inside your home.
Smarter heating & cooling - Lennox 16 SEER HVAC system provides consistent performance with lower operating costs.
Lower bills, more comfort – Low-E windows with Argon Gas keep your home cooler in the summer and warmer in the winter.
Upgraded insulation package – R-30 blown-in attic insulation combined with R-13 Batt insulation with energy seal package
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 – High-efficiency tankless Rinnai electric water heater giving you endless hot water while saving energy.

Exterior Finishes

Polished curb appeal – Semi-gloss exterior paint in two coordinated colors for a rich, lasting finish.
Beautiful and durable finishes – James Hardie® siding and trim for long-lasting protection and timeless curb appeal.
Built for convenience – Minimum of two exterior waterproof electrical outlets for holiday lights, tools, or backyard fun.
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.
Attractive accents – Composite shutters and/or architectural flower-box accents (varies per plan) add charm and character to your home's exterior.
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.

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Included Features

Collection: Heritage Collection **Floor Plan:** Grove
Square Feet: 1,093 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0

Warranties

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
Integrated Pest Defense – Taexx® Borate pest treatment with built-in pest control tubes throughout the home
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.
Comfort guaranteed – Your home's heating and cooling system comes with a manufacturer's limited warranty for dependable performance year after year.
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.

Smart Home Features

Smart Security - Front Door lock includes bluetooth enabled smart code lock from Kwikset.
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 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!

All-season protection – Frost-proof hose bibs help prevent freeze damage.
Stronger walls – 2x4 Hem-Fir stud-grade lumber placed 16" on center for consistency and durability.
Move-in ready convenience – Utility rooms include an electric dryer connection, saving you time and hassle.
High-efficiency comfort systems – Lennox® 16 SEER HVAC delivers reliable comfort with lower operating costs.
Storm-ready strength – Anchor bolts secure walls to the foundation and are inspected by a 3rd party engineer
Smarter plumbing – Expandable AquaPEX water lines resist leaks and outperform traditional plumbing materials.
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 15-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.
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.

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.

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