# Spruce

**Collection:** Village Collection **Floor Plan:** Spruce
**Square Feet:** 1,527 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 2 Car



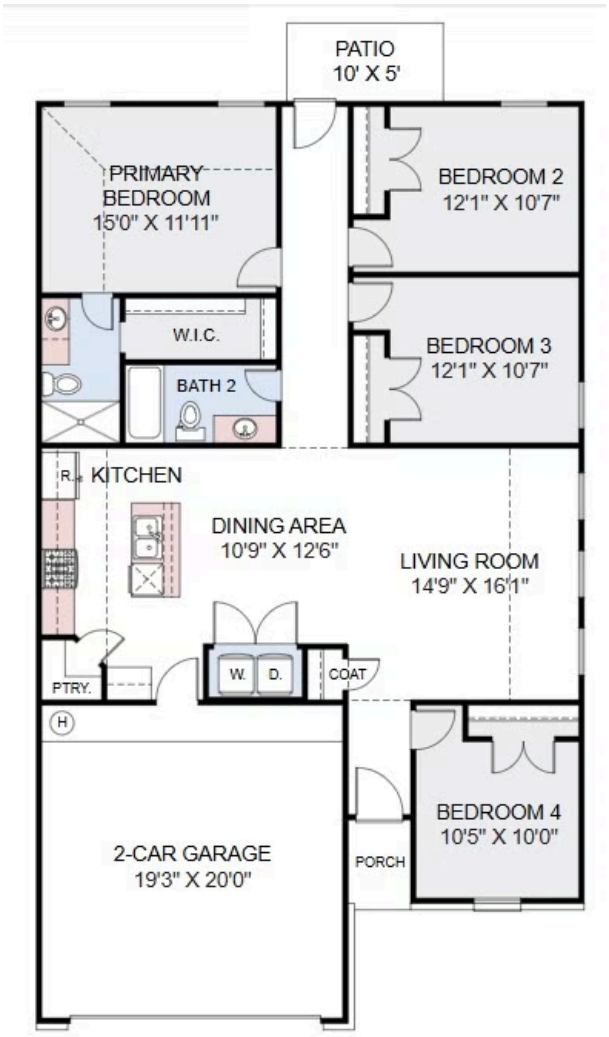
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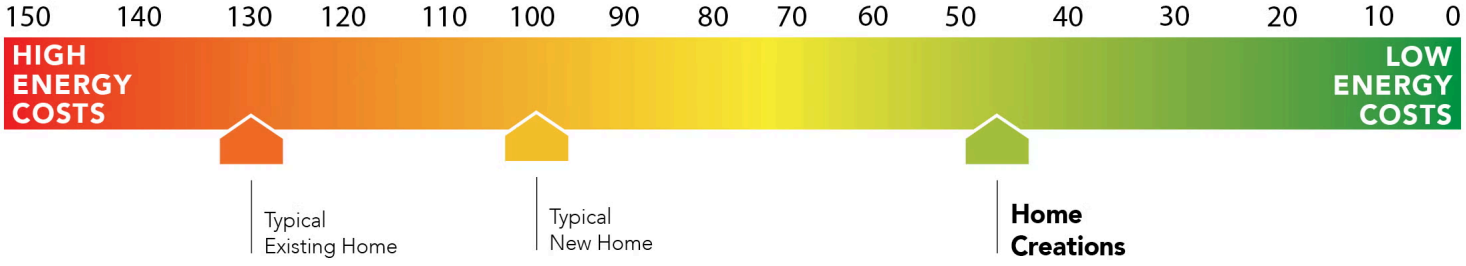
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**This floor plan with a HERS Index Rating of 46 is:**




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
Durable Entryway - Insulated front entry door (panel style may vary)
Custom Cabinetry - Paint-grade or stain-grade cabinets, available in your choice of styles & color
Soaring Ceilings ~ Raised 10’ ceilings in living areas and primary bedrooms (single-story plans only)
Finishing Touches - Cabinet hardware included on all cabinets, with a choice of brushed nickel or matte black finishes
Stylish Flooring Choices - Luxury Vinyl Plank flooring throughout the main living areas, entry, kitchen, dining, bathrooms, and hallways
Coordinated Hardware Selections - Interior and bath hardware available in brushed nickel or matte black (for homes permitted after August 2025)
Elevated Trim Details - 3-1/2" paint-grade baseboards and casing throughout the home — including the garage (for homes permitted after June 2025)
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)

## Kitchen

Full-Overlay Cabinetry - Factory-finished with 36” uppers & crown moulding
Full-Height Tile Backsplash - Your choice of color for a custom designer look
Soft-Close Doors & Drawers - Premium cabinetry feature, standard in every home
Choice of Countertops - 2cm granite kitchen countertops with 12" overhang on islands (per plan)
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 matte black
Wi-Fi Integrated Oven - Smart cooking convenience with the Samsung® range (for homes permitted after May 2025)
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)

## Safety

Foundation Security - Anchor bolts secure perimeter walls directly to the foundation
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
Hurricane-Resistant Construction - Hurricane straps on each rafter help secure perimeter walls to the roof
Weather Protection - OSB exterior walls wrapped with DuPont™ Tyvek” HomeWrap’ backed by a 10-year warranty
Integrated Pest Defense ~ Taexx® Borate pest treatment with built-in pest control tubes throughout the home
Worry-Free Roofing - Lifetime Dimensional Shingle with 110 mph wind-resistance, algae resistance, and Class A fire resistance which can save you money on homeowner's insurance.

## Bathroom

Durable Flooring - Luxury Vinyl Plank flooring in all baths
Functional Design - Kneespace in primary bath vanity (per plan)
Granite Countertops - 2cm granite bathroom countertops in your choice of color
Hall Bath Convenience - Fiberglass shower/tub combo with wall tile to the ceiling
Full-Overlay Cabinetry - With soft-close doors, drawers, and included cabinet hardware
Stylish Faucets - Pfister®, or equal, in your choice of stainless steel or matte black
Luxury Primary Shower - Standard 5' shower with tile to the ceiling in the primary bath
Finishing Touches - Coordinating towel bar and paper holder in stainless steel or matte black

## 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 - High-efficiency tankless water heaters (Navien in gas communities, Rinnai in electric) 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.
Smarter heating & cooling - Lennox 15.2 SEER high-efficiency system (Gas Communities) or Lennox 16 SEER all-electric system (Electric Communities) provides consistent performance with lower operating costs.

## Exterior Finishes

Polished curb appeal - Semi-gloss exterior paint in two coordinated colors for a rich, lasting finish.
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.
Attractive accents - Composite shutters and/or architectural accents (varies per plan) add charm and character to your home’s exterior.
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Beautiful and durable finishes - Brick exterior accented with James Hardie’ siding and trim for long- lasting protection and timeless curb appeal.
Front gutters included ~ Standard in your choice of color (for homes permitted after 6/2025) to protect your foundation and improve water drainage.
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.
Relax outdoors - Concrete-covered patios (varies per plan), or extended 5' x 10' uncovered patio (per plan) extend your living space for entertaining, grilling, or relaxing evenings

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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.
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.
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.
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

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.
Lighting that adapts with you - 7 Deako® modular smart switches, including dimmers and motion sensors, let you reconfigure and relocate switches as your lifestyle changes.
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 (on homes permitted 5/2025 and later) hel freeze damage.
Move-in ready convenience ~ Utility rooms include an electric dryer connection, saving you time and hassle.
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.
High-efficiency comfort systems - Lennox® 15.2 SEER (gas communities) or 16 SEER (electric communities) HVAC delivers reliable comfort with lower operating costs.
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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