



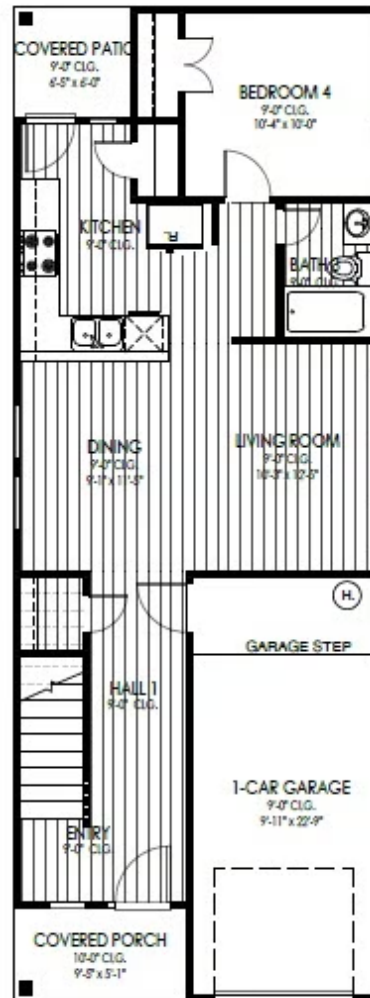
# Summit

Collection: Heritage Collection Floor Plan: Summit

Square Feet: 1,793 (m.o.l.) Bedrooms: 4 Bathrooms: 3.0



☐ Elevation A





# Included Features

**Collection:** Heritage Collection **Floor Plan:** Summit

**Square Feet:** 1,793 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 3.0

## Interior Finishes

Thoughtful Details – Sink tilt-out trays at every cabinet sink  
Coordinated Hardware Selections – Chrome interior and bath hardware  
Durable Entryway – Insulated front entry door (panel style may vary)  
Finishing Touches – Chrome cabinet hardware included on all cabinets  
Soaring Ceilings – Raised 9' ceilings in first-floor main living areas, dining and kitchen  
Custom Cabinetry – Paint-grade or stain-grade cabinets, available in your choice of styles & color

Elevated Trim Details – 2-1/2" paint-grade baseboards and casing throughout the home—including the garage  
Stylish Flooring Choices – Luxury Vinyl Plank flooring throughout the entry, kitchen, dining, bathrooms, and hallways  
Comfort in Every Room – Box rated fixtures and wired switches in the living room, primary bedroom, and all 2nd bedrooms  
Cozy & Practical Bedrooms – Living room and all bedrooms and closets include Mohawk carpet with lifetime soil and stain resistance

## Kitchen

Full-Overlay Cabinetry – Factory-finished with 36" uppers  
Stylish Kitchen Faucet – Pfister® chrome pull-down kitchen faucet  
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  
Stainless Steel Samsung® Appliance Package – 5-burner range with No Preheat Mode technology, exterior-vented microwave, and quiet dishwasher

## 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

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

## Bathroom

Stylish Faucets – Chrome Pfister® bathroom faucets  
Durable Flooring – Luxury Vinyl Plank flooring in all baths  
Hall Bath Convenience – Fiberglass shower/tub combo with tile to the ceiling  
Granite Countertops – 3cm granite bathroom countertops in your choice of color

Full-Overlay Cabinetry – With soft-close doors, drawers, and included cabinet hardware  
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 black

## 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.  
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 Rinnai electric water heater giving 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.  
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.  
Upgraded insulation package – R-38 blown-in attic insulation combined with R-15 BIBS (Blown-In Blanket System — a premium insulation that fills every gap for maximum coverage) in exterior walls helps your home stay at the perfect temperature while lowerin

## 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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## 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

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.

Smarter plumbing – Expandable AquaPEX water lines resist leaks and outperform traditional plumbing materials.

Engineered HVAC design – Systems are sized, inspected, and tested by 3rd-party engineers for efficiency and comfort.

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.

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.

On-demand hot water, lower energy use – High-efficiency tankless Rinnai electric water heater, giving you endless hot water while saving energy.

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.

High-efficiency comfort systems – Lennox® 15.2 SEER (gas communities) or 16 SEER (electric communities) HVAC delivers reliable comfort with lower operating costs.

## 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.