

NEW HOME CONSULTANT
Ella Fitzgerald
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Community: Bentwater
Model: 106 Wyndemere Drive, Montgomery, TX 77356



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Montgomery, TX 77356

HOME PRICED AT

$474,990

Price and availability are subject to change without prior notice. Accurate as of Nov 19, 2026.

From the Elite Collection

Floor Plan: The Llano
Square Feet: 2,389 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.5
Garage: 2 Car



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Included Features

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Safety

2 freeze-proof exterior water spigots
Anchor bolts that secure perimeter walls to foundation
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup
Kwikset® Smart Key locks and hardware
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

Bathroom

Choice of tile floor in bath
2cm Quartz countertops in all baths
Soft close and full extension drawer glides
Undermount White Rectangle Vanity Sinks in all baths
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included
Enclosed Water Closet in Primary Bath with overhead cabinet for storage.
Delta®, or equal, bathroom faucet in choice of chrome, brushed nickel, or black
Choice of Light Package to include vanity lighting above mirrors in Primary and 2nd Baths
Framed Mirror in Master Bath
Framed Mirror in Powder bath (per plan)
Obscure glass windows above primary bath tub
Elongated Commodes with soft close toilet seat in all baths
Free-Standing Tub and Step-Down Shower in Primary Bath (per plan)
Fiberglass shower / tub combo with choice of tile to ceiling in hall bath
Wall tile with Schluter® Systems Waterproof membrane to door height in all baths

Energy-efficiency

Roof Ventilation system
R-38 blown-in insulation in attic
R-6 Insulated and mastic sealed A/C ducts
Lennox gas furnace for heating (gas comm. only)
Low-E glass with Argon Gas, tilt-in vinyl windows
R-15 blown-in insulation in external walls. Excludes garage
Radiant barrier roof decking
HERS Index Energy Efficiency Rating
Tankless water heater, installed in the garage
HERS testing before drywall, and before closing
80% Rheem water heater (homes permitted after 06/01/24)
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Construction / Plumbing / Electrical / Mechanical

Kitchen exhaust vented to the outside
16 SEER® Lennox electrical central air conditioning
RG6 quad shield cable wiring (at least 3 cable outlets)
Structural Framing Members designed and inspected by a 3rd party engineer
Electric dryer connection in utility room
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Expandable AquaPEX tubing and connectors for water lines
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Exterior Finishes

Covered patios standard (vary per plan)
Semi-gloss exterior paint with two colors
Minimum of 2 exterior waterproof electrical outlets
Fences to be included and are per POA requirements (per plan)
Full Guttering on plans (vary per plan)
Composite Shutters and/or accents (vary per plan)
Lamp Post located in Front yard to match Garage Coach Lights
Brick and stone exteriors with Hardi Trim siding (vary per plan)

Warranties

Builder's limited one-year warranty
DUPONT TYVEK HOMEWRAP 10 year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty
RWC New Home limited 10-year warranty
HomeTeam Pest Defense Termite warranty
Manufacturer's lifetime limited shingle warranty

Garage

Pull-down attic access in garage (per plan)

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Interior Finishes

Finished 2-car garage with steel garage door
Kwikset Handleset at front door in choice of finish
Raised ceilings in living areas and master bedrooms (per plan)
Crown Moulding in Entry, Living, Dining, And Master bedroom and bath (no closets)
Ceiling fans with light kit in living room, master bedroom, secondary bedrooms and rear patio
Choice of luxury vinyl, or tile, including wood look, through main area, entry, kitchen, dining, hallways, powder bath and Primary bedroom
Ecobee® Programmable, Wifi-Enabled, Thermostat
Choice of wood entry door with glass (panel style may vary)
5-1/4" paint grade baseboard and 3-1/2" casing throughout, including the garage
All bedrooms, primary closets, and bedroom closets to be carpet with 1/2" 6 lb pad
Oversized multi-slide rear patio doors to access exterior living spaces (size varies per plan)

Kitchen

1/3 horsepower sink garbage disposal
Motion Sensor light in Panty (per plan)
Disposal Switch on kitchen island (per plan)
Stainless Steel Apron Front farm house sink at kitchen island
3cm quartz kitchen countertops, with 2cm overlay edge, and tile backsplash

Samsung Built in Appliances including separate cooktop, oven, microwave and dishwasher. Includes wood vent hood with vent insert.

Water line for refrigerator icemaker
Pfister® kitchen faucet in choice of finish
Trash Pull Out at Kitchen Island on select plans (per plan)
Crown Mold and Light rail with undercounter lighting included
Full-Overlay, Factory-finished cabinets with 42"double-stack upper cabinets (per plan) and cabinet hardware with choice of finish

Smart Home Features

Wifi-Enabled Samsung Oven
Smart Occupancy Light Switches with WIFI connectivity at Utility Room

Smart Light Dimmers with WIFI connectivity at Living Room, Master Bedroom, Master Bathroom, Dining Area, and Kitchen Pendants (per plan, 5 switches total)

Wifi-Enabled Garage Door Opener
Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall, Rear Patio, Yard Lamp Post, & (6 switches total)

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