



**Community:** Roman Forest  
**Model:** 243 Chariot Lane, Roman Forest, TX  
 77357

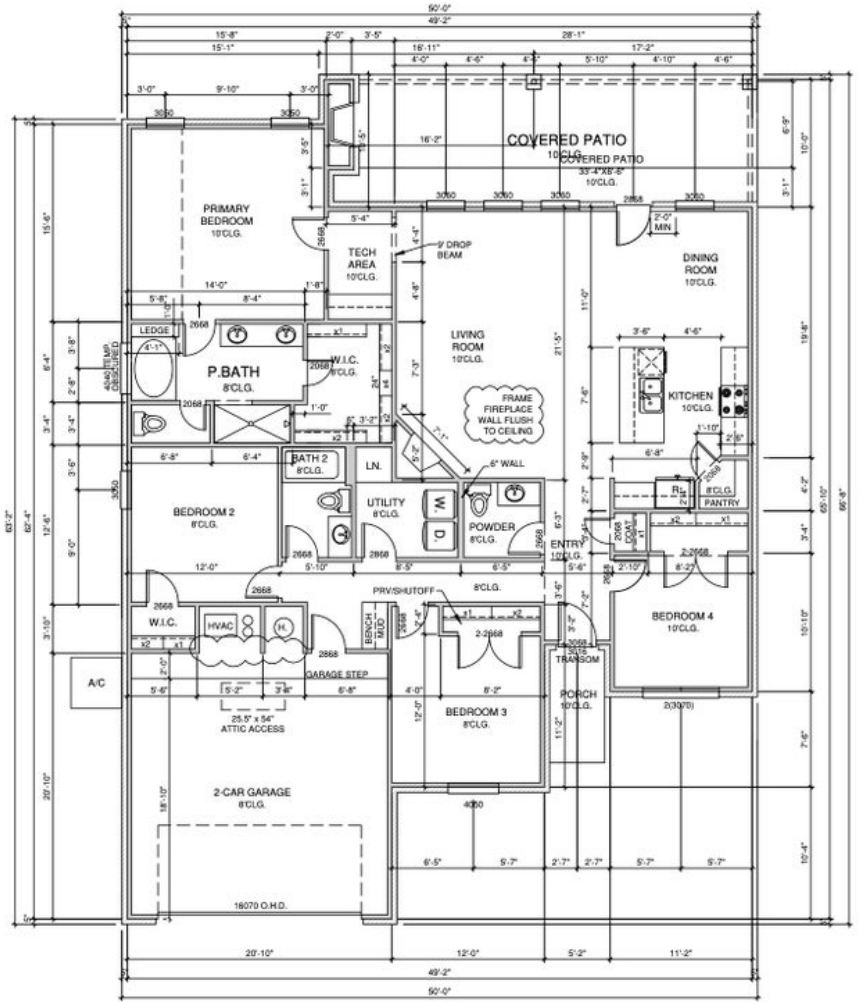


**2402 Hummingbird Lane**  
**Roman Forest, TX 77357**

**SOLD**

Price and availability are subject to change without prior notice. Accurate as of Jul 27, 2024.

**Floor Plan:** Newport  
**Square Feet:** 2,030 (m.o.l.)  
**Bedrooms:** 4  
**Bathrooms:** 2.5



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:** 2402 Hummingbird Lane **Price:** \$389,990

**Floor Plan:** Newport

**Square Feet:** 2,030 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.5

## Construction / Plumbing / Electrical / Mechanical

30-year 130 MPH rated shingles  
Electric dryer connection in utility room  
Expandable AquaPEX tubing and connectors for water lines  
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  
15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

## Bathroom

Quartz countertops in all baths  
Choice of Luxury Vinyl in hall baths  
Tiled showers in all bathrooms up to ceiling  
Step-Down Shower Floor with cut tile in Primary Bath  
Full-extension drawer glides with soft close cabinet doors and hardware  
Schluter® Systems Waterproof membrane system behind every tub and shower wall

Delta®, or equal, bathroom faucet  
Light included in Primary Bedroom showers  
Over-toilet cabinet included in Primary water closet  
\*Schluter-KERDI Shower System behind all shower walls  
Garden Tub with Integrated skirt and choice of tile splash in Primary Bath  
Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware  
Fiberglass shower pan with choice of tile and glass door with towel bar that matches paper holder in primary bath (homes permitted after 06/01/24)

Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included

## Interior Finishes

LED lighting throughout  
Occupancy Sensor at Utility Room  
Extended rod and shelf at utility room  
Ecobee® Programmable, Wifi-Enabled, Thermostat  
Choice of Brushed Nickel or matte black door knobs throughout  
Garage walls to be textured, painted with Trim and casing throughout  
4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan)  
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)  
Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and Master Bedroom (4 switches total)

5 1/4" baseboards throughout  
3 1/2" paint grade casing throughout  
Insulated entry door (panel style may vary)  
Garage Door Opener with 2 Remotes and Wifi Connectivity  
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)  
All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad  
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms, and hallways.  
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)  
Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome or matte black.

## 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)

## Energy-efficiency

Roof Ventilation system  
R-38 blown-in insulation in attic  
80% Rheem water heater (homes permitted after 06/01/24)  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler  
Polycell caulking around windows, doors and joints (energy efficient caulking package)

Gas furnace for heating  
Low-E glass with Argon Gas, tilt-in vinyl windows  
R-15 blown-in insulation in external walls; excluding garage  
NFA-calculated roof ventilation to keep air circulating evenly throughout the attic

## Safety

Taexx® Pest Control Tubes ran throughout home  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof  
3rd Party Inspection of Foundation Engineering and Framing Placement and Execution

Anchor bolts that secure perimeter walls to foundation  
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home  
Kwikset door hardware, including Smartkey functionality at all exterior doors  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

## Exterior Finishes

Covered back patios (vary per plan)  
2 Woodford freeze-proof exterior water spigots  
Composite Shutters and/or accents (vary per plan)  
Video Doorbell with Free Storage and Playback Data Feature

Guttering on front elevation (vary per plan)  
Brick exterior with James Hardie® siding and trim  
Minimum of 2 exterior waterproof electrical outlets

## Warranties

Builder's limited one-year warranty  
HomeTeam Pest Defense Termite warranty  
Manufacturer's limited 30-year shingle warranty  
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

RWC New Home limited 10-year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

## Kitchen

1 USB Combo outlet in Kitchen  
Samsung® stainless steel dishwasher  
Water line for refrigerator icemaker  
Delta® kitchen faucet in choice of finish  
WiFi oven integrated with the Samsung® range  
Under cabinet lighting included throughout kitchen  
Choice of undermount sink, or stainless apron-front sink  
4 burner Samsung® Stainless Steel Gas Range with integrated Griddle  
1/3 horsepower sink garbage disposal with push button activation on countertop  
Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard

3 cm quartz kitchen countertops  
Cabinet included above refrigerator  
Motion Sensor light in Pantry (per plan)  
Tile Backsplash included throughout kitchen  
Choice of pendants at kitchen island (per plan)  
Occupancy light fixture installed at Pantry (per plan)  
Trash pull-out included at kitchen sink (varies per plan)  
Over-the-range stainless steel Samsung® microwave with exterior venting  
Full-extension drawer glides and soft close cabinet doors included throughout home

**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.

