



**NEW HOME CONSULTANT**  
**Holly LeGall**  
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 (832) 615-2922 Model Home

**Community:** Hill & Dale Ranch  
**Model:** 25578 Roy Rogers Ct, Splendora, TX 77372

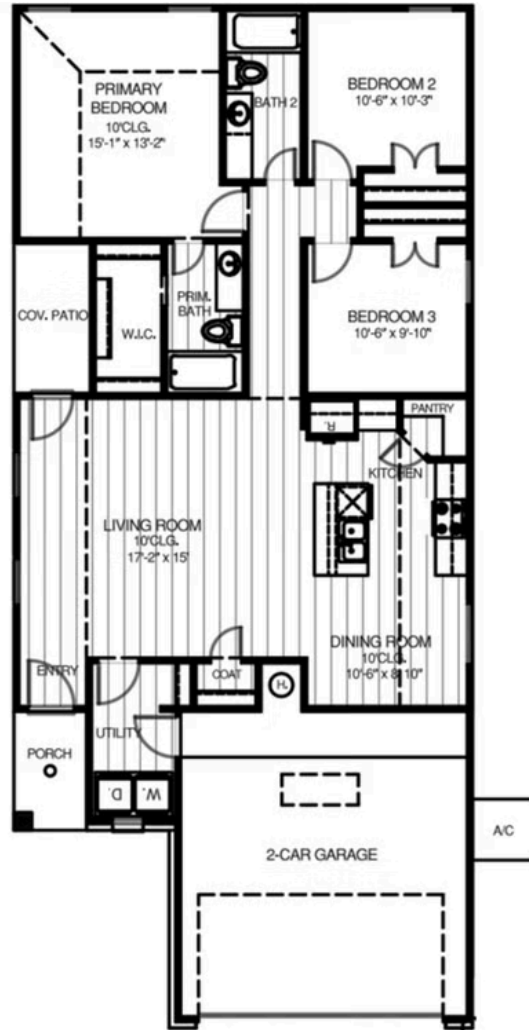


**25774 John Wayne Road**  
**Splendora, TX 77372**

**HOME PRICED AT**  
**\$241,990**

Price and availability are subject to change without prior notice. Accurate as of Dec 15, 2025.

**Floor Plan:** Magnolia  
**Square Feet:** 1,378 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0  
**Garage:** 2 Car





# Included Features

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## Interior Finishes

Thoughtful Details - Sink tilt-out trays at every cabinet sink  
Custom Cabinetry - Paint-grade or stain-grade cabinets, available in your choice of styles & color  
Finishing Touches - Cabinet hardware included on all cabinets, with a choice of brushed nickel or matte black finishes  
Coordinated Hardware Selections - Interior and bath hardware available in brushed nickel or matte black (for homes permitted after August 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

Durable Entryway - Insulated front entry door (panel style may vary)  
Soaring Ceilings - Raised 10' ceilings in living areas and primary bedrooms (single-story plans only)  
Stylish Flooring Choices - Luxury Vinyl Plank flooring throughout the main living areas, entry, kitchen, dining, bathrooms, and hallways  
Elevated Trim Details - 3-1/2" paint-grade baseboards and casing throughout the home — including the garage (for homes permitted after June 2025)  
Cozy & Practical Bedrooms - All bedrooms and closets include Mohawk carpet with lifetime soil and stain resistance (for homes permitted after February 2025)

## 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)

Hurricane-Resistant Construction - Hurricane straps on each rafter help secure perimeter walls to the roof  
Integrated Pest Defense - Taexx® Borate pest treatment with built-in pest control tubes throughout the home

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

## Bathroom

Durable Flooring - Luxury Vinyl Plank flooring in all baths  
Granite Countertops - 2cm 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

Functional Design - Kneespace in primary bath vanity (per plan)  
Hall Bath Convenience - Fiberglass shower/tub combo with wall tile to the ceiling  
Stylish Faucets - Pfister®, or equal, in your choice of stainless steel or matte black  
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.  
A cooler attic, a cooler home - Radiant barrier roof decking keeps attic temps up to 30° cooler, reducing strain on your AC.  
Every detail sealed tight - Energy-efficient caulking around windows, doors, and joints prevents drafts and maximizes efficiency.

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.

Lower bills, more comfort - Low-E windows with Argon Gas keep your home cooler in the summer and warmer in the winter.  
Fresh air that saves money - A roof ventilation system lets your home breathe, protecting your roof and lowering cooling costs.  
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.  
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.

## Exterior Finishes

Polished curb appeal - Semi-gloss exterior paint in two coordinated colors for a rich, lasting finish.  
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.  
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

Built for convenience - Minimum of two exterior waterproof electrical outlets for holiday lights, tools, or backyard fun.  
Attractive accents - Composite shutters and/or architectural accents (varies per plan) add charm and character to your home's exterior.  
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.

## Warranties

Builder's one-year warranty - Your first year is worry-free, with direct coverage from us on workmanship and materials.  
Added protection below - The HomeTeam Pest Defense termite warranty helps protect your investment against costly hidden damage.  
Floors built to last - Vinyl flooring includes a 15-year residential wear warranty, keeping your floors beautiful through everyday living.  
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.  
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.

Trusted protection on every wall - DuPont Tyvek® HomeWrap is backed by a 10-year warranty against air and water intrusion.  
Strength that lasts decades - James Hardie® siding and trim are protected by a 30-year limited warranty, giving you lasting curb appeal.  
Comfort guaranteed - Your home's heating and cooling system comes with a manufacturer's limited warranty for dependable performance year after year.  
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.  
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

Access on your terms - Smart garage door opener allows you to open and close your garage from anywhere, adding convenience and security whether you're home or away.  
Lighting that adapts with you - 7 Deako® modular smart switches, including dimmers and motion sensors, let you reconfigure and automate switches as your lifestyle

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.  
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

\* 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.



All-season protection — Frost-proof hose bibs (on homes permitted 5/2025 and later) help freeze damage.  
Framing you can trust - Structural framing members are designed and inspected by

Move-in ready convenience ~ Utility rooms include an electric dryer connection, saving you time and hassle.  
Proven energy savings ~ Every home is independently HERS tested twice, with duct



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## Kitchen

Cabinet Paneling on Kitchen Island (for homes permitted after August 2025)  
Full-Height Tile Backsplash - Your choice of color for a custom designer look  
Choice of Countertops - 2cm granite kitchen countertops with 12" overhang on islands (per plan)  
Stylish Kitchen Faucet - Pfister® pull-down kitchen faucet in your choice of stainless steel or matte black  
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)

Full-Overlay Cabinetry - Factory-finished with 36" uppers & crown moulding  
Soft-Close Doors & Drawers - Premium cabinetry feature, standard in every home  
Convenient Features - Water line for refrigerator icemaker & 1/3 HP garbage disposal with air switch  
Wi-Fi Integrated Oven - Smart cooking convenience with the Samsung® range (for homes permitted after May 2025)

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