



**NEW HOME CONSULTANT**  
**Holly McGowen**  
(832) 615-2922 Cell Phone

**Community:** Lexington Heights  
**Model:** 11704 Whirlaway Drive, Willis, TX 77318



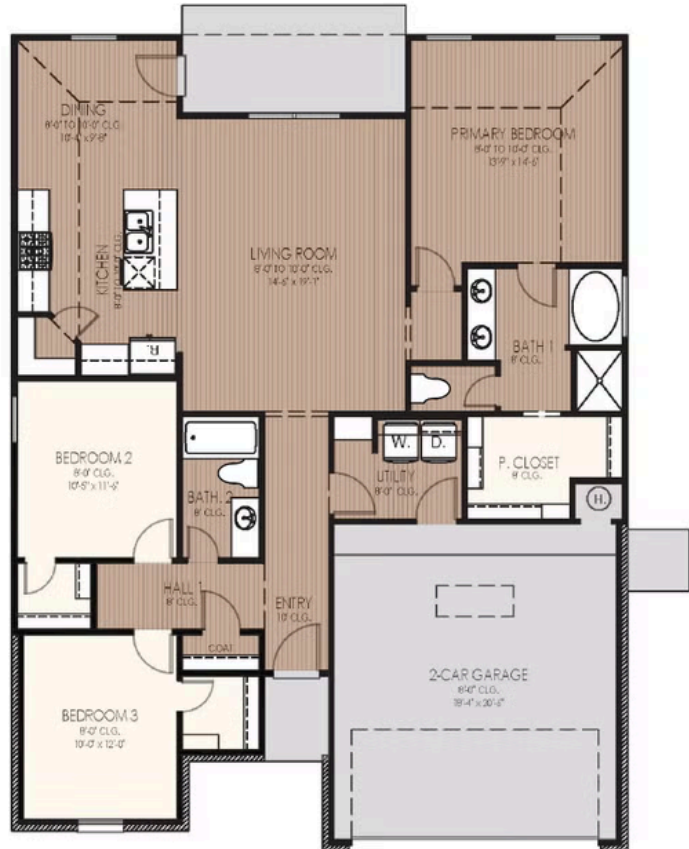
**11918 Wisteria Meadows Drive**  
**Willis, TX 77318**

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Aug 22, 2025.

**From the Wellington Collection**

**Floor Plan:** Andrew  
**Square Feet:** 1,540 (m.o.l.)  
**Bedrooms:** 3  
**Bathrooms:** 2.0





# Included Features

**Address:** 11918 Wisteria Meadows Drive **Price:** \$285,490

**Collection:** The Wellington Collection **Floor Plan:** Andrew

**Square Feet:** 1,540 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0

## Safety

2 freeze-proof exterior water spigots  
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty  
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof  
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Anchor bolts that secure perimeter walls to foundation  
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home  
3rd Party Inspection of Foundation Engineering and Framing Placement and Execution

## Bathroom

Quartz countertops in all baths  
Choice of Luxury Vinyl in hall baths  
Tiled showers in all bathrooms up to ceiling  
Full-extension drawer glides with soft close cabinet doors and hardware  
Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware

Pfister®, or equal, bathroom faucet  
Light included in Primary Bedroom showers  
Step-Down Shower Floor with cut tile in Primary Bath  
Garden Tub with Integrated skirt and choice of tile splash in Primary Bath  
Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included

## Energy-efficiency

Roof Ventilation system  
Lennox gas furnace for heating (gas comm. only)  
80% Rheem water heater (homes permitted after 06/01/24)  
Radiant barrier roof decking keeping your attic up to 30 degrees cooler  
Polycel caulking around windows, doors and joints (energy efficient caulking package)

R-38 blown-in insulation in attic  
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

## Construction / Plumbing / Electrical / Mechanical

Kitchen Exhaust Vented to the Outside  
15.2 SEER electrical central air conditioning  
Expandable AquaPEX tubing and connectors for water lines  
Enhanced Post-Tension Foundation 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)  
Structural Framing Members designed and inspected by a 3rd party engineer

## Exterior Finishes

Covered back patios (vary per plan)  
Brick exterior with James Hardie® siding and trim  
Minimum of 2 exterior waterproof electrical outlets

Guttering on front elevation (vary per plan)  
Composite Shutters and/or accents (vary per plan)

## 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

## Inspections / Engineering

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

## Smart Home Features

Kwikset door hardware, including Smartkey functionality at all exterior doors  
  
Ecobee Smart thermostat with auto changeover between heat and cool. Smart technology allows for control of the HVAC system from anywhere.

Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere  
10 smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 3 smart switches, 5 smart dimmer switches, and 2 motion switches.

\* Features subject to availability.

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## 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  
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)

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  
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)  
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.

## Kitchen

3 cm quartz kitchen countertops  
Water line for refrigerator icemaker  
Tile Backsplash included throughout kitchen  
Choice of pendants at kitchen island (per plan)  
Trash pull-out included at kitchen sink (varies per plan)  
Full-extension drawer glides and soft close cabinet doors included throughout home  
  
Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard

Cabinet included above refrigerator  
Pfister® kitchen faucet in choice of finish  
WIFI oven integrated with the Samsung® range  
Under cabinet lighting included throughout kitchen  
1/3 horsepower sink garbage disposal with push button activation on countertop  
Choice of undermount sink, stainless steel apron-front sink, or Blanco® Silgranite® sink  
Stainless Steel Whirlpool appliance package including self cleaning gas range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and an adjustable second rack dishwasher with leak-detection technology.

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