



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

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



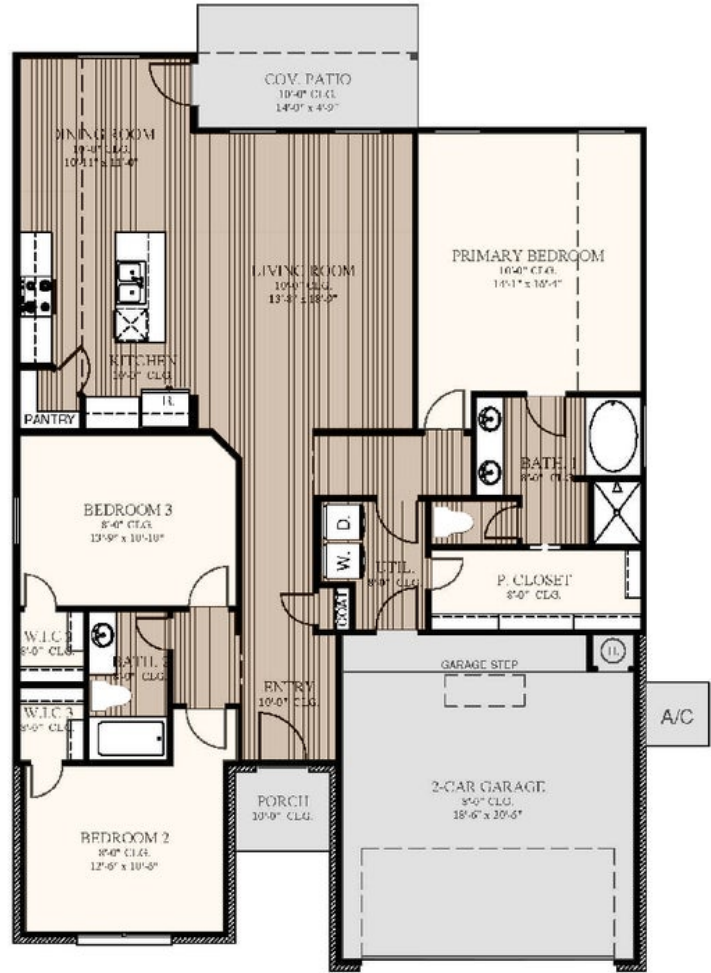
12221 Lady Eli Drive
Willis, TX 77318

SOLD

Price and availability are subject to change without prior notice. Accurate as of Nov 12, 2024.

From the Wellington Collection

Floor Plan: Taylor
Square Feet: 1,689 (m.o.l.)
Bedrooms: 3
Bathrooms: 2.0
Garage: 2 Car





Included Features

Address: 12221 Lady Eli Drive **Price:** \$311,990

Collection: The Wellington Collection **Floor Plan:** Taylor

Square Feet: 1,689 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

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

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

Pfister®, 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

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
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Lennox 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

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

Smart Home Features

Video Doorbell with Free Storage and Playback Data Feature
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.

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

Exterior Finishes

Covered back patios (vary per plan)
Composite Shutters and/or accents (vary per plan)
Minimum of 2 exterior waterproof electrical outlets

Guttering on front elevation (vary per plan)
Brick exterior with James Hardie® siding and trim

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

Buyer's Initials _____ **Buyer's Initials** _____ **Seller's or its Representative's Initials** _____

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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)
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.

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)
Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and Master Bedroom (4 switches total)

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

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 included 3rd rack and leak-detection technology.

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, fireclay white apron-front sink, or stainless steel apron-front 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 included 3rd rack and leak-detection technology.

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