

## ***Abrantes***

Exclusive Gated Neighborhood

### ***Included Features***

*We are committed to the custom details that add built-in value to your new home. We include the luxurious features without the upgrade cost to distinguish your personal design and set your home apart from the others. At Hill Country Artisan Homes, we make it our job to understand your needs and build your home tailored to your lifestyle.*

### **Unique Finishes**

- Spacious, Open Floorplans with Raised Ceilings designed around you
- Glass Craft Pre-Finished Knotty Alder Laminate Wood door w/ Peep Sight and adjustable threshold per plan
- A Wide selection of Designer Tile Flooring throughout First Floor; including Foyer, Great Room, Dining, Kitchen, Breakfast, Powder and First Floor Hallways
- Monterey Drag textured walls and ceilings finish throughout home
- Your choice of wall/ceiling and trim paint color from our custom selection of Sherwin Williams Paint
- Granite Countertop Selections throughout kitchen and all baths in your choice of color
- Decorative Framed Mirrors in Powder and Master Bath
- Rear Covered Patio & Covered Entry integrated into Foundation and Roof of the Home per plan

### **Your Elegant Kitchen**

- Custom Built, Shop Finish, Wood Cabinetry with 42" Uppers in Kitchen with full extension drawer slides for an elegant finish; Beautiful stain color selections
- Granite Countertop Selections – with sealed and polished surface
- Beautiful tile backsplash selections.
- Stainless Steel under mount sink (50/50 or 60/40) with Moen Arbor pullout spray head faucet
- Spacious walk-in pantries

### **Stainless Steel Appliances**

Whirlpool Stainless Steel Appliances will include:

- Sealed Gas 36" cook top with 5 burners
- Built-in microwave with trim kit | 2.2 Cu. Ft. Capacity | 1200 Watts
- Built-in Single Wall Oven | 30" Width |
- Dishwasher | Fully Integrated Top Control | Stainless Steel Tub Construction
- High Capacity Food Disposal

### **Your Master Suite**

- Spacious Master Retreats
- Porcelain/Ceramic Tile throughout Master Bathroom floors, shower surround and tub surround.
- Walk-In Shower with Recessed Shower Floor, Seat with Granite Top and your choice of tile finish (per plan design)
- Luxury Soaking Tub.
- Designer Framed Vanity Mirrors
- 36" Wood Vanity Cabinets
- Moen Brushed Nickel Premium Bath fixtures throughout; All Master Vanity Faucets on 8" Spread
- Porcelain Undermount Rectangular Vanity Sink Bowls
- Spacious, Climate Controlled closets with 10' ceiling heights which allow for Seasonal and Ample storage

### **Classic Interior Finishes**

- Satin Nickel Door Lever Hardware
- Raised ceilings at 10', 11', & 12' throughout first floor with Trayed ceiling treatments (per plan design)
- 5.25" Pine Colonial Baseboards & 3.5" Pine Casing
- 8' Interior Raised Panel doors
- Rounded Sheetrock Corners with Wall Texture
- A Wide Selection of Carpet with 1/2 Inch Pad
- 42" Wood Burning Fireplace, Stone Surround w/ Stone Hearth and Wood Mantel
- Powder Baths include 36" Stained Wood Cabinets, Granite countertops, Undermount Sink; Brushed Nickel Faucet, and Decorative Framed Designer Mirror. Secondary baths include 42" mirror
- Elongated Commode in all Bathrooms
- Large utility rooms with granite countertops
- Borate Wood Pretreatment to protect against termites
- Taexx in-wall Pest Defense System (Perimeter & Wet Areas)

### **Exterior and Facade**

- Third Party Inspections to ensure quality construction and meeting our high standards
- Selection of Quality Stone/Masonry on 4 Sides with stucco on the rear to provide low maintenance and higher value
- Post Tension Cable Foundation Professionally Engineered and Steel Reinforced with Pre-pour and Stress Inspections
- 15lb Underlayment Felt with Metal Drip Edge
- Limited Lifetime Warranty Architectural Dimensional Roof Shingle. High wind capacity and mildew resistance for longer life span
- Masonry Address Block.
- 3 Car Garages with combinations of (16'x8' or 8'x8') garage doors for additional vehicle parking and room (per plan design)
- Attached Garages are Sheetrocked, Trimmed, and Painted
- Garage Doors with Remote Controlled Garage Door Openers with (2) Remotes & Keyless Entry Pad providing Quiet Operation and Energy Efficiency
- (3) Exterior Hose Bibs
- (2) Rear Flood Lights – For additional rear home illumination
- Coach Lights and Entry Light with separate control switch (per plan) for convenient lighting in the evening

### **Integrated Home and Technology**

- Integrated "Structured" pre-wiring for your home computers, televisions and telephones with OnQue Network Hub Panel
- RG6 Quad Cable Wire / CAT 6 Phone and CAT6 Ethernet per Selection (5TV / 2 Phone Included)

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- Pre-Wire for **5.1 Surround Sound**
- **Low Voltage Design Center Selections Options**
- **Installed Alarm System with (1) keypads, contacts on all accessible exterior doors, 1 motion sensor and 1 siren (Monitoring Optional)**
- **Carbon Monoxide Detectors** in the main living areas for added protection and peace of mind.
- **Smoke Detectors** in each bedroom for added peace of mind
- **Ceiling Fans** – Blocked and wired w/ (2) switches at Master Bedroom, Family Room, Study, Rear Patio and All Secondary Bedrooms
- **Decora Rocker Light Switches** throughout

### Landscaping

- **Included Landscape Package**

### Energy Efficiency

- **Built to High Energy Efficiency Standards**
- **Radiant Barrier Roof Decking;** Your attic will stay up to 30 degrees cooler and will use less energy
- **Air Hawks or Roof Ridge Vent** system with **Continuous Soffit Vents** to improve attic ventilation and reduce energy cost. (per plan)
- **Insulation package includes:** R-15 in all exterior walls, R-22 in sloped ceilings, and R-38 in flat ceilings
- **(2) Stage Poly-seal around windows, doors, base plates, mechanical penetrations** and outside walls plus anti- mold sill plate to help seal out weather elements
- **Double Pane Vinyl Windows with PP2 Low-E glass**
- All applicable Fixtures to be fitted with **LED Bulbs**
- **Honeywell WIFI Programmable Thermostats**
- **14 SEER 80% high-efficiency Electric Furnace** with fresh air intake and 4" pleated Media clean air filters at Air Handlers
- 50 gallon High Efficiency Electric Water Heaters
- **Whirlpool 36" Gas Kitchen Cooktop**
- **PEX Plumbing Lines for Quiet and Safe Operation. Water Conservation Elongated Commodes**
- **7/16" OSB with Home Guard House Wrap** for a Stronger Structure

### Warranty

- **1 year limited warranty** through builder on workmanship and materials
- **2 year warranty** on portions of your home's major mechanical through builder
- **Extended Manufacturer Warranties** where applicable
- Offering the most comprehensive 10 year structural warranty program through the **Bonded Builders / Centricity Warranty Group**

**WE INVITE YOU TO COMPARE OUR:**

*HOME DESIGNS, LUXURY FEATURES,  
FLEXIBILITY AND OUR PRICES*

**YOU WILL NOT FIND A BETTER VALUE!**

Please Feel Free to Contact us for More Information

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