



FIRST TEXAS[®] HOMES

Mira Lagos Outstanding Standard Features

Exterior

- Six panel insulated front door
- Stainless handle set, kick plate & door knocker
- Brick front porch
- Professionally landscaped yard with 2 trees
- Six foot privacy fence
- Concrete address plate
- Pavilion divided light windows throughout
- Steel garage doors
- Pre-wired for garage door opener
- Keystone accents (per plan)
- Custom clay fired brick selections & Acme Upgraded Selections
- Hardi-Plank siding

Gourmet Kitchens

- Island work center (per plan)
- Wallpaper below chairrail in Nook
- Custom 42" ASH cabinets with crown moulding
- Frigidaire built-in, self clean oven & microwave
- Frigidaire gas cooktop (choice of black or stainless)
- Frigidaire dishwasher with time delay
- High capacity food disposal
- Enamel sink with Delta Faucet
- Separate pantry
- Ice maker connection
- 12 x 12 ceramic tile backsplash
- Tile floor in kitchen / nook

Master Bath

- Cultured marble Garden tub
- Cultured marble vanity tops
- 12x12 standard floor tile for master bath shower surround
- Delta plumbing fixtures
- Designer wallpaper in bath, excluding water closet
- Walk-in closet with storage shelves & shoe rack
- 32" White raised panel cabinet (Her's)
- 36" White raised panel cabinet (His)
- Oversized mirrors
- Carpeted master bath

Master Retreat

- Chairrail & Custom crown moulding (per plan)
- Creative window designs
- Blocked and wired for ceiling fan
- Custom raised ceiling

Interior

- Wood foyer or ceramic tile
- Chairrail with picture frame moulding below in Dining Room
- Wallpaper in two full baths, borders in powder bath
- Tile or brick fireplace surround
- Custom crafted mantle with fluted legs (per plan)
- Art niche & plant ledge (per plan)
- Monarch two toned interior paint
- One ceiling fan with light kit
- Mohawk carpet with stain guard
- ½" 6# high density carpet pad
- Custom stairrail & stained banister
- Pre-wire cable (2) and telephone (2)
- Crown moulding in Living, Dining or Master (per plan)
- 3 ½" custom base moulding
- Splatter dragged ceiling (hand finished)

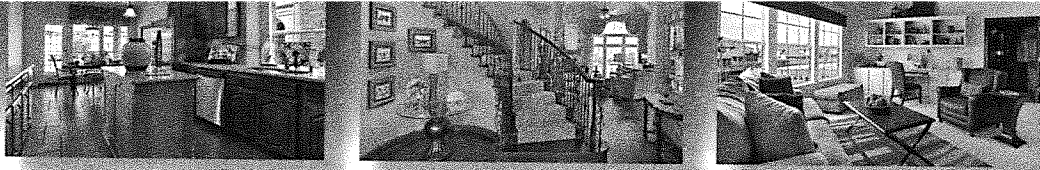
Energy & Engineering

- Energy-saving Radiant barrier roof deck
- Up to 16 Seer** Armstrong Air HVAC system
- Efficient gas heat
- Ecobee thermostats with Wi-Fi capability
- Vinyl, Low-E, double glazed, divided light windows throughout
- Energy-saving gas tankless water heater
- Energy Polysealant around base plates, doors, & windows to prevent air infiltration
- R-13 exterior wall insulation
- R-22 vaulted ceiling insulation
- R-38 flat ceiling insulation
- Low-flow elongated commodes throughout

Construction

- Taexx® Built-In Pest Control System
- Borate Wood Treatment for Termites
- Post tensioned foundations individually engineered for soil conditions
- Pull down attic stair (per plan)
- Custom built NO PRE-FAB construction
- 9' plate on first floor of two story homes
- 10 year Homebuyers structural warranty, transferable upon sale of your home for 10 years
- 30 yr composition roof
- ¾" tongue and groove sub-flooring on 2 stories, nailed, glued, & screwed

* Effective 04/01/14.
** SEER rating may vary - consult community manager for details.
Inventory home features may vary. Confirm address specific details with community sales manager. Features may vary by community.



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Mira Lagos included upgrades *(Not found w/ most other builders)*

- Standard wood floors in entry & extended entry
- Professionally landscaped w/ bushes, mulch & two trees
- Up to 16 SEER HVAC system w/ 10 yr. warranty parts & labor
- Oak handrail w/ stained caps, risers & skirting at staircase
- 42" custom Ash cabinets w/ adjustable shelves & hidden hinges
- Over a dozen standard granite choices for kitchen countertops
- Chair rail molding in master bedroom & nook
- Chair rail & picture frame molding in formal living & dining
- Crown molding in master, formal living and dining room
- 5" base boards throughout
- Oil rubbed faucet fixtures & bathroom hardware
- Oil rubbed lever door knobs
- Oil rubbed level two light fixtures
- Delta Touch2O pull out faucet at kitchen sink
- Aerus water filtration system at kitchen sink
- Vent hood vented to the outside at cooktop
- Built-in Frigidaire Professional Series stainless steel appliances
- Rounded corners downstairs and upstairs
- Decour rocker switches
- Full iron railing
- Rennai tankless water heater
- Wi-Fi echobee3 programmable thermostat
- Ability to customize your desired floor plan
- TAEXX built-in pest control system
- 12" x 12" kitchen tile backsplash on diagonal
- Up to 20" x 20" ceramic tile in all wet areas
- Garage door opener w/ two remotes
- 7.1 & 5.1 w/ projector or flat screen pre-wire
- Two speaker pre-wired at back patio
- All rooms is wired for phone and cable
- Wiring labeled & ran to a command center
- Ceiling fans in master, family & game room
- Brick front porch
- Two coach lights

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www.FirstTexasHomes.com