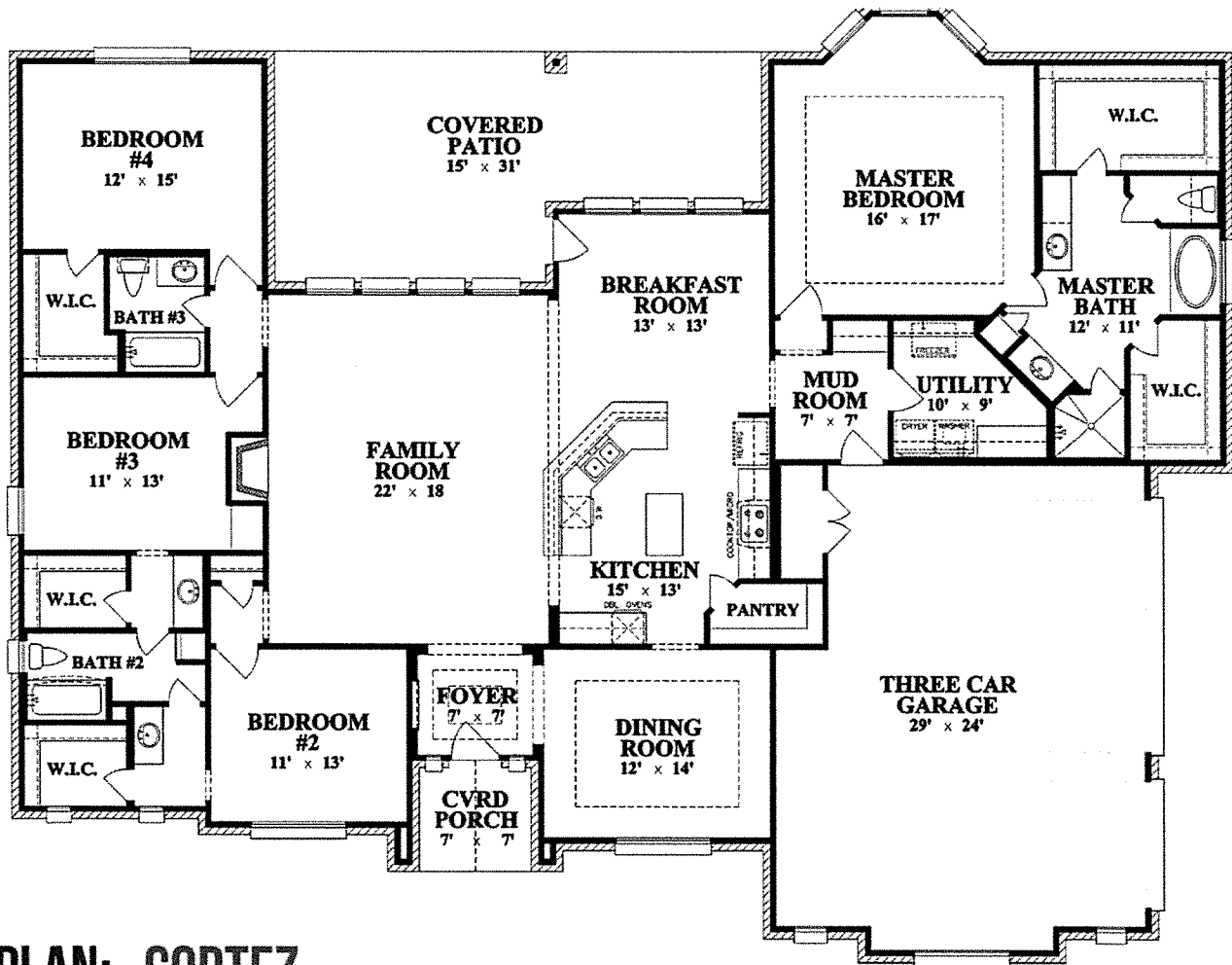


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CUSTOM HOMES



PLAN: CORTEZ
SQ FT: 2800

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CORTEZ 2800	1 STORY, 3 BEDROOMS, 3 BATHS, FAMILY, BREAKFAST, STUDY, FORMAL DINING, 3 CAR GARAGE, REAR COVERED PATIO, SIDE ENTRY GARAGE (OPTIONS: 2ND MASTER, MEDIA ROOM)	\$393,990
BLUFFS 3225	2 STORY, 4 BEDROOMS, 4 BATHS, FAMILY, BREAKFAST, STUDY, FORMAL DINING, GAMEROOM, 3 CAR GARAGE, REAR COVERED PATIO, SIDE ENTRY GARAGE (OPTIONS: ADDTL BEDROOM)	\$423,990
TELLURIDE 3350	2 STORY, 4 BEDROOMS, 3.5 BATHS, FAMILY, BREAKFAST, STUDY, FORMAL DINING, GAMEROOM, 3 CAR GARAGE, REAR COVERED PATIO, SIDE ENTRY GARAGE	\$438,990
KEYSTONE 3456	2 STORY, 5 BEDROOMS, 4 BATHS, FAMILY, BREAKFAST, STUDY, FORMAL DINING, GAMEROOM, 3 CAR GARAGE, REAR COVERED PATIO, SIDE ENTRY GARAGE	\$433,990
COLORADO 3700	2 STORY, 4 BEDROOMS, 3.5 BATHS, FAMILY, BREAKFAST, STUDY, FORMAL DINING, GAMEROOM, MEDIA ROOM, 3 CAR GARAGE, REAR COVERED PATIO, SIDE ENTRY GARAGE	\$463,990

Effective: 4/03/17

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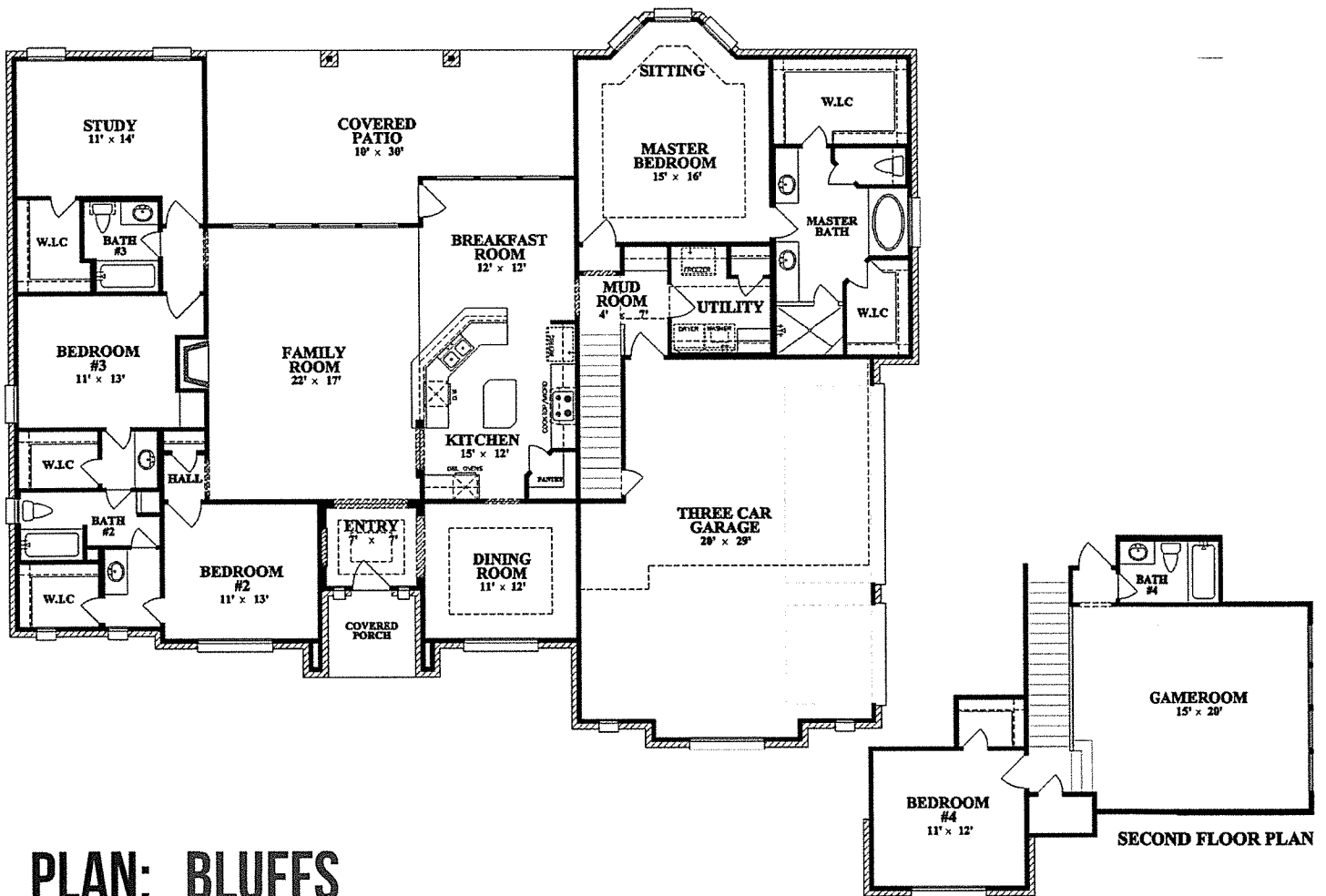
BRYSON MANOR MODEL
3510 BRYSON MANOR DR
OVILLA TX 75154

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PLAN: BLUFFS
SQ FT: 3225

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PLAN: TELLURIDE
SQ FT: 3350

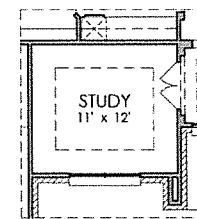
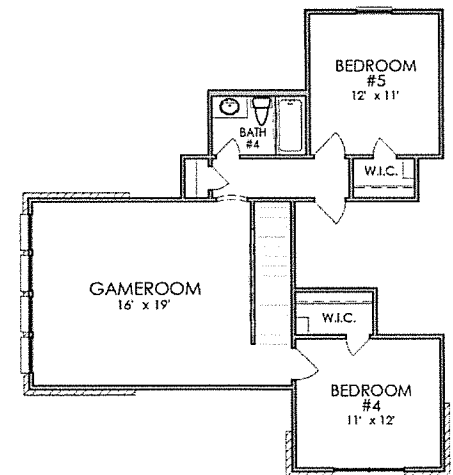
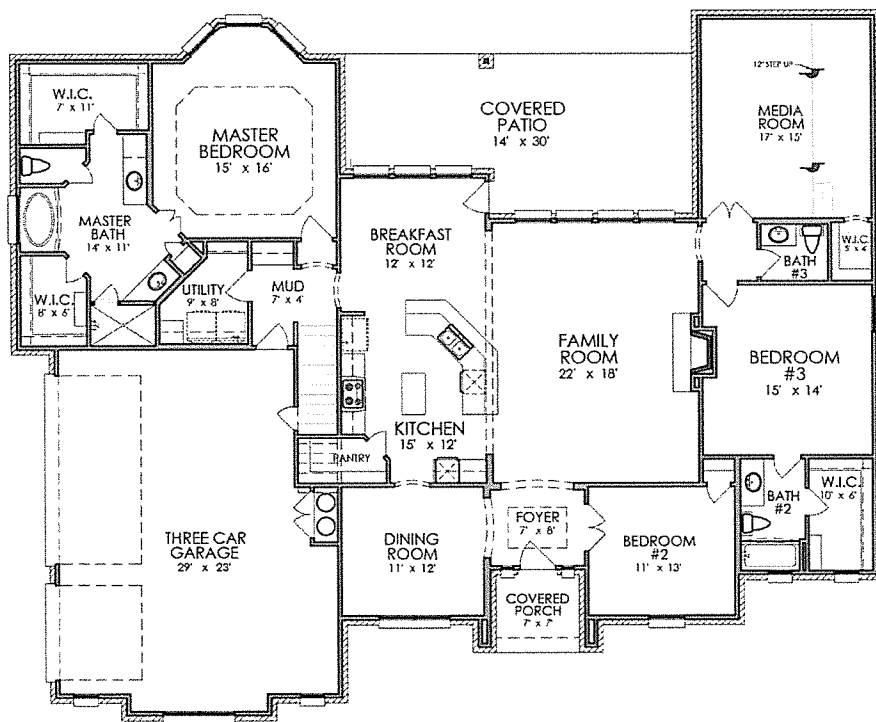
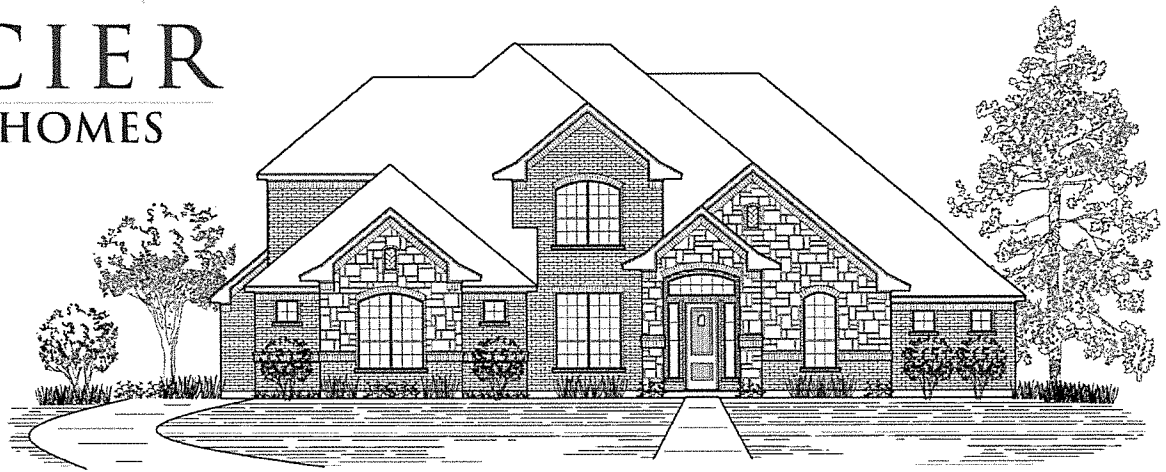
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OPTIONAL STUDY

PLAN: KEYSTONE
SQ FT: 3456

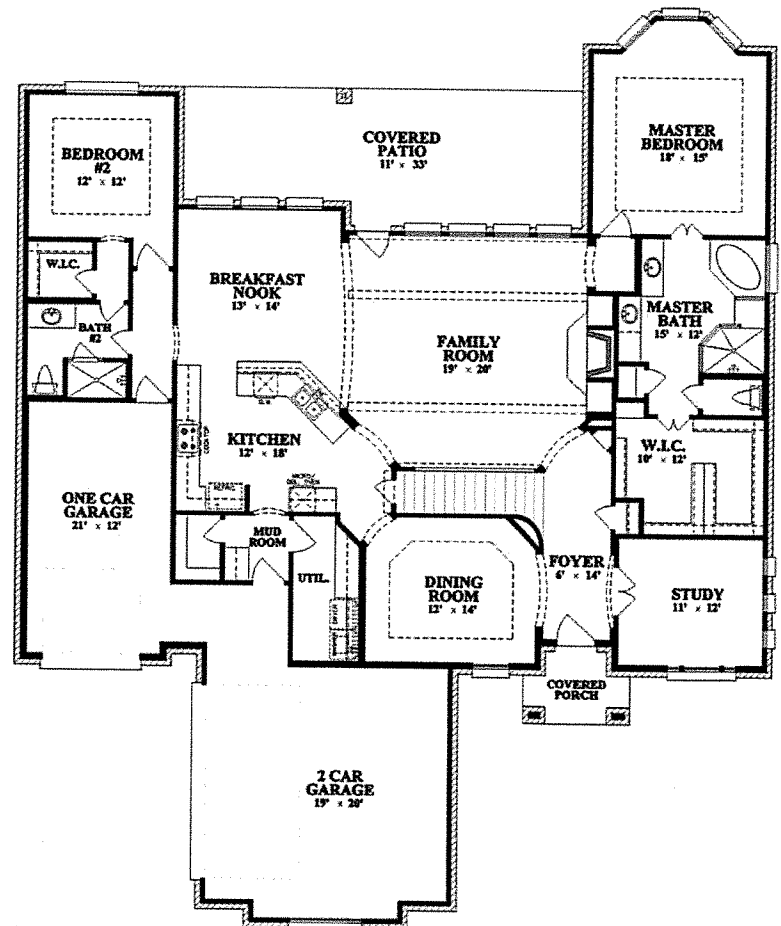
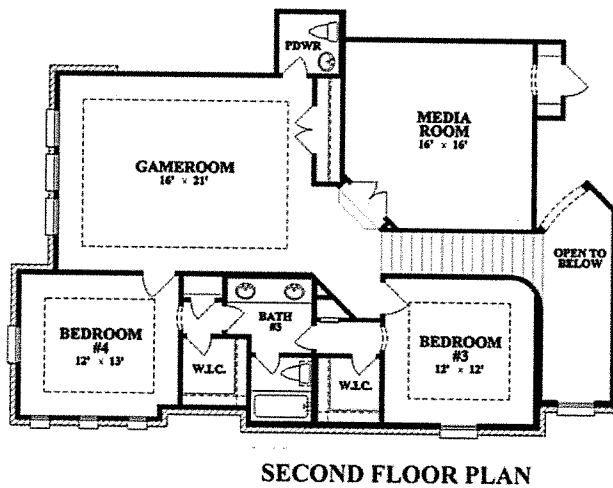
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PLAN: COLORADO
SQ FT: 3700

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BRYSON MANOR | INCLUDED FEATURES

ENERGY & SAFETY

16 SEER HVAC SYSTEM
ZONED & SIZED HVAC (PER PLAN)
DIGITAL PROGRAMMABLE THERMOSTAT
DUAL PANE LOW-E INSULATED VINYL WINDOWS
R-6 INSULATED AIR CONDITIONING & HEAT DUCTS
R-13 FIBERGLASS WALL INSULATION
R-38 CEILING INSULATION IN BLOWN ATTIC AREAS
ADHESIVE MOISTURE RESISTANCE WRAP INSTALLED AROUND ALL DOORS & WINDOWS
STRUCTURALLY ENGINEERED EXTERIOR BOARD SHEATHING (OSB)
RADIANT BARRIER ROOF DECKING
POLY-FOAM SEAL INSULATION SYSTEM AROUND ALL DOORS, WINDOWS, BASE PLATES & ALL PENETRATIONS
FULL SECURITY SYSTEM WITH 1 KEYPAD
SMOKE DETECTORS WITH BATTERY BACKUP
AUTOMATIC GARAGE DOOR OPENER
DUAL LOCKING WINDOWS

LIGHTING & ELECTRICAL

DOUBLE FLOOD LIGHT ON REAR EXTERIOR
CHOICE OF PREMIUM BRONZE FINISH INTERIOR LIGHTING PACKAGE OR LIGHTING ALLOWANCE TO MAKE PERSONAL SELECTIONS
COACH LIGHTS AT GARAGE (# PER PLAN)
WEATHERPROOF GFI OUTLETS ON FRONT & REAR
GFI OUTLETS IN KITCHEN, ALL BATHS, UTILITY & GARAGE
TV CONNECTION ABOVE FIREPLACE & CABLE IN EACH BEDROOM
CEILING FANS INSTALLED IN ALL BEDROOMS, FAMILY ROOM, GAMEROOM & STUDY (PER PLAN)
CEILING FAN WITH LIGHT KIT ON REAR COVERED PATIO (PER PLAN)
LIGHTED FRONT & REAR ENTRY/PORCH
DOORBELL & CHIME
UNDERGROUND ELECTRICAL SERVICE

ENGINEERING & WARRANTY

50 GALLON QUICK RECOVERY HOT WATER HEATER (# PER PLAN)
FREEZE TOLERANT PLUMBING SYSTEM
ENGINEERED & INSPECTED POST-TENSION FOUNDATION
FOUNDATION WITH ANCHOR BOLTS FOR STRENGTH
3000 PSI CONCRETE
WALL FRAMING 16 INCH ON CENTER & STICK BUILT FRAMING
ENGINEERED I-JOIST FLOOR SYSTEMS
3/4" TONGUE & GROOVE SUB-FLOOR DECKING
1 YEAR FULL WORKMANSHIP WARRANTY
2 YEAR MECHANICAL WARRANTY
10 YEAR STRUCTURAL LIMITED WARRANTY

STUNNING EXTERIORS

BRICK ELEVATION ACCENTED WITH STONE
PREMIUM CLAY-FIRED BRICK SELECTIONS (LIFETIME WARRANTY)
VARIETY OF STONE SELECTIONS
LAMINATED ARCHITECTURAL SHINGLES (30-YEAR WARRANTY)
TILT-OUT WINDOWS WITH SCREENS PLUS DIVIDED LIGHT ON FRONT
STONE ADDRESS BLOCK ON BRICK EXTERIOR
FIBER CEMENT SIDING (PER ELEVATION)
LANDSCAPE PACKAGE:
PROGRAMMABLE IRRIGATION SYSTEM (FULL)
FRONT & REAR BERMUDA SOD (FULL)
MULCHED BEDS, SHRUBS AND 2 TREES
INDIVIDUAL DESIGNER BRICK MAILBOX
8'0" SOLID WOOD FRONT DOOR WITH GLASS INSERTS
8'0" FULL GLASS PATIO DOOR WITH BUILT IN BLINDS
INSULATED STEEL CARRIAGE OVERHEAD GARAGE DOOR WITH DECORATIVE HARDWARE
QUALITY EXTERIOR PAINT COLORS
COVERED FRONT ENTRY WITH BRICKED CONCRETE
COVERED REAR PATIO WITH BROOM FINISHED CONCRETE
FROST-PROOF HOSE BIBS ON FRONT & REAR
6 FOOT STAINED WOOD PRIVACY FENCE (WIDE PICKETS & METAL POSTS)
FULL GUTTERS

GOURMET KITCHEN

3CM GRANITE COUNTERTOPS IN KITCHEN WITH MULTIPLE EDGE FINISH CHOICES
DESIGNER 4X4 NATURAL STONE TILE BACKSPLASH WITH DECORATIVE TILE ACCENT
13x13 ELEGANT CERAMIC TILE FLOORING IN KITCHEN & BREAKFAST NOOK
42 INCH CUSTOM FURNITURE FINISHED CABINETS WITH RAISED PANELS, CONCEALED HINGES & CROWN MOLDING IN CHOICE OF STAINS & FINISHES
PREMIUM STAINLESS STEEL APPLIANCE FRIGIDAIRE PACKAGE:
GAS COOKTOP | BUILT-IN MICROWAVE
30 INCH ELECTRIC SELF-CLEANING | OVEN & MULTI-CYCLE DISHWASHER
CONVENIENT ICE-MAKER CONNECTION TO REFRIGERATOR
HEAVY DUTY GARBAGE DISPOSAL
STAINLESS UNDERMOUNT SINK WITH BRONZE FINISH FAUCET SPRAYER
SPACIOUS PANTRIES

ELEGANT MASTER BATH

CUSTOM FURNITURE FINISHED CABINETS WITH RAISED PANELS & CONCEALED HINGES IN CHOICE OF STAINS & FINISHES
RAISED COUNTERTOP/VANITY (36 INCH)
MODERN DESIGN CULTURED MARBLE COUNTERTOPS WITH MATTE FINISH
BRONZE FINISH PLUMBING FIXTURES
OVERSIZED SOAKING TUB
OBSCURE GLASS WINDOW AT OVERSIZED SOAKING TUB (PER PLAN)
SEPERATE GLASS SHOWER ENCLOSURE WITH BRONZE FINISH TRIM & HANDLE
WALK-IN SHOWER WITH RECESSED CERAMIC TILE FLOOR
HAND LAID CERAMIC TILE SHOWER WALLS WITH DECORATIVE TILE ACCENT STRIP
13x13 DESIGNER CERAMIC TILE FLOORING & TUB SURROUND
SEPERATE LINEN CLOSET OR CABINET (PER PLAN)

FUNCTIONAL SECONDARY BATHS

CUSTOM FURNITURE FINISHED CABINETS WITH RAISED PANELS & CONCEALED HINGES IN CHOICE OF STAINS & FINISHES
MODERN DESIGN CULTURED MARBLE COUNTERTOPS WITH MATTE FINISH
BRONZE FINISH PLUMBING FIXTURES
HAND LAID CERAMIC TILE SHOWER WALLS WITH DECORATIVE TILE ACCENT STRIP
13x13 DESIGNER CERAMIC TILE FLOORING
SEPERATE LINEN CLOSET OR CABINET (PER PLAN)
PEDESTAL OR CABINET SINK IN POWDER BATHS (PER PLAN)

DELUXE INTERIORS

HAND-SCRAPED RED OAK WOOD FLOORING IN ENTRY, FORMAL DINING/STUDY & FAMILY
13x13 CERAMIC TILE FLOORING IN ALL WET AREAS
6 INCH CUSTOM BASE MOLDING IN ENTRY, FAMILY, FORMAL DINING, & KITCHEN/NOOK
CROWN MOLDING IN ENTRY, FAMILY, MASTER, FORMAL DINING, KITCHEN/NOOK PLUS CHAIR RAIL IN FORMAL DINING
SKIP TROWEL TEXTURE IN FORMAL DINING (PER PLAN)
ORANGE PEEL FINISH TEXTURED WALLS
HIGH QUALITY PLUSH CARPETING WITH 1/2 INCH PAD
PREMIUM INTERIOR PAINT COLORS
OVERSIZED WALK-IN CLOSETS (PER PLAN)
ROUNDED SHEETROCK CORNERS IN SELECT AREAS
MINIMUM 9 FOOT CEILINGS PLUS VAULTED & RAISED AREAS (PER PLAN & ELEVATION)
FIREPLACE WITH BRICK & STONE SURROUND PLUS HEARTH & GAS LOGS
CUSTOM FURNITURE FINISHED UPPER & LOWER UTILITY CABINETS WITH RAISED PANELS, CONCEALED HINGES & CROWN MOLDING IN CHOICE OF STAINS & FINISHES PLUS 3 CM GRANITE COUNTERTOP
CHOICE OF BRONZE FINISH LIGHTING PACKAGE OR LIGHTING ALLOWANCE FOR PERSONAL SELECTIONS
BRONZE FINISH DOOR HARDWARE (INTERIOR EGG-SHAPED KNOBS)
8FT DOORS IN FOCAL POINT AREAS
6'8" DOORS IN ALL OTHER AREAS
WATER CONSERVING ELONGATED COMMODES
LIGHTED ATTIC ACCESS (PER PLAN)
ROOM FINISHED GARAGE INCLUDING PAINT, TEXTURES & BASEBOARDS

ADDITIONAL SERVICES

ARCHITECTURAL SERVICES AVAILABLE
PRE-CONSTRUCTION, FRAMING & FINAL ORIENTATION/CONSULTATIONS

LINDA DAVIS
(972) 322-8873

LINDA@GLACIERHOMES.NET

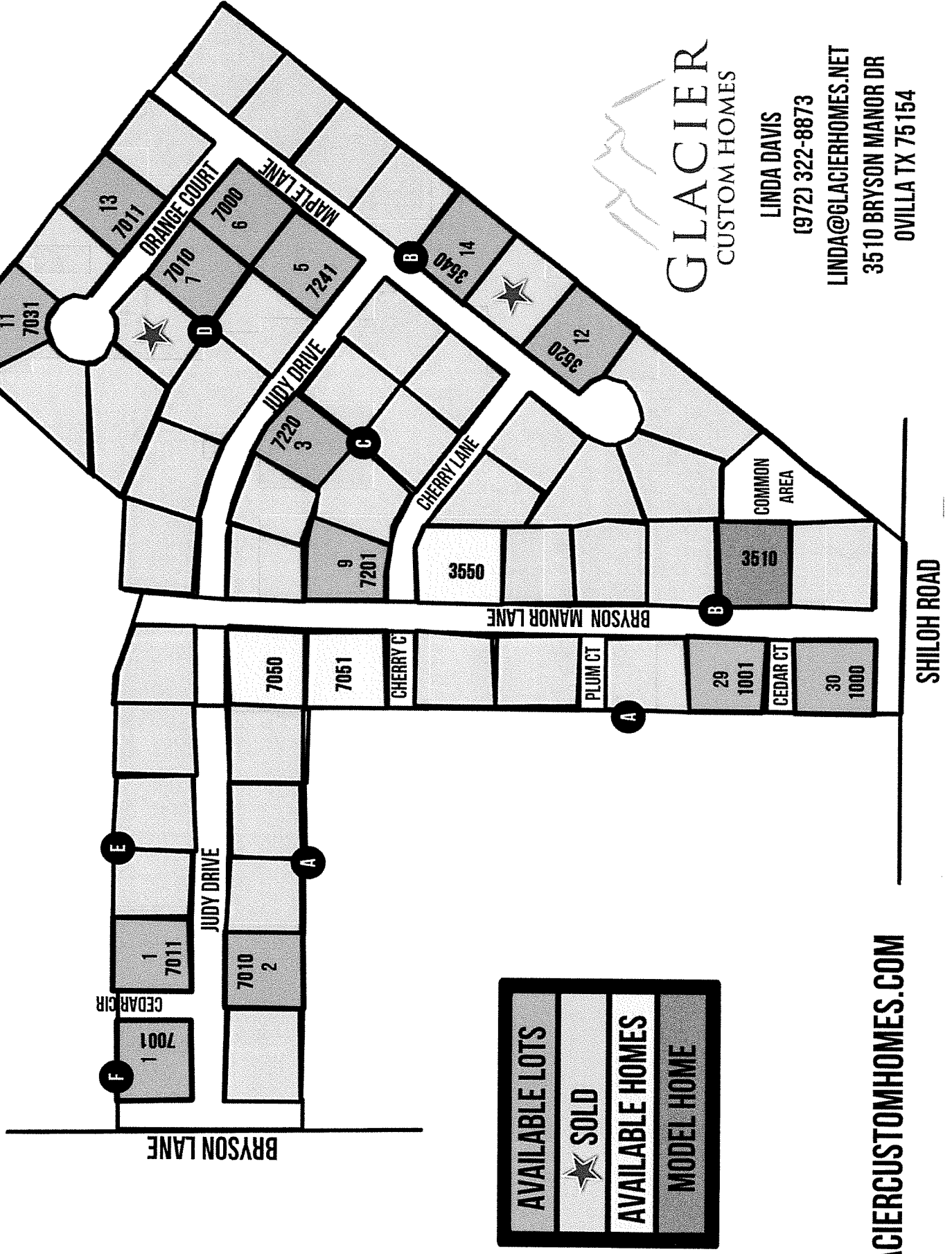


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Effective: 02/08/17

BRYSON MANOR OVILLA



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