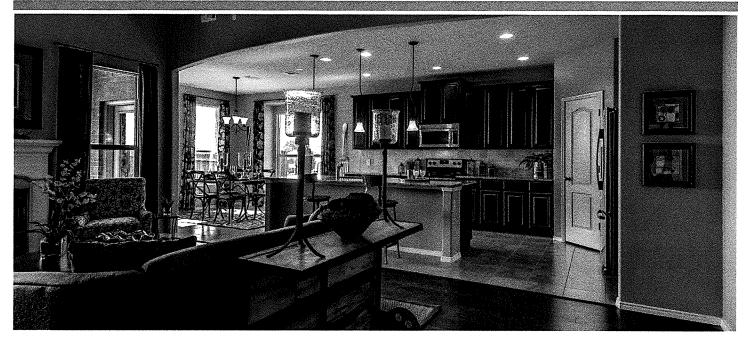
## WHO WE ARE





Family owned and operated since 1949, HISTORYMAKER Homes has built more than 12,000 homes on one promise - to deliver more space, more choice, and more value to families across Dallas/Ft. Worth.

#### **MORE SPACE**

Every floor plan we design and build is crafted to provide buyers with more livable space and less wasted space with open concept kitchens and living rooms, generous bedroom sizes, and large walk-in closets.

#### **MORE CHOICE**

From exciting exterior options like stone accents and porches to flex rooms built into many plans, we provide buyers more choices from the start. Add thousands of interior options from our new home design center, the possibilities are endless.

#### **MORE VALUE**

We deliver the most value for every buyer by providing better design, choice, and service, at a competitive price.



WWW.HISTORYMAKER.COM 877.HOME.4.US

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#### **MUSTANG CREEK**

Effective Date: 04/22/2017

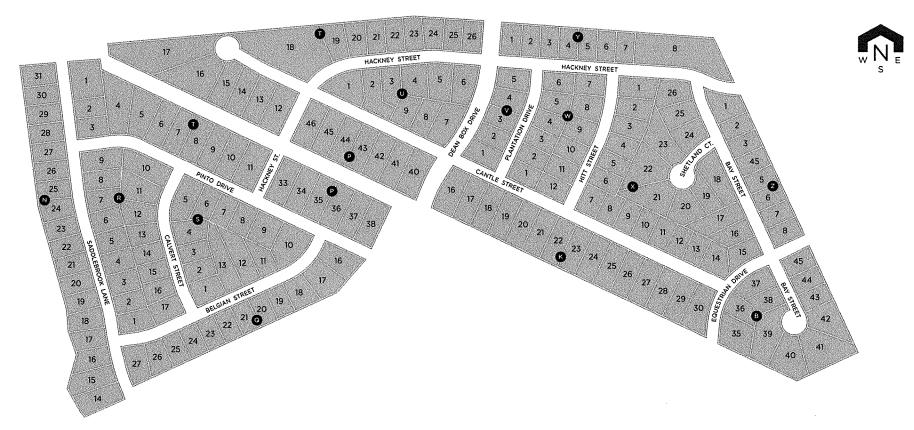
SERIES	STORIES	APPROX. SQ FT*	BEDS	BATHS	GARAGE**	PRICE STARTING FROM
Emory-1855-MC3	1	1896	3 - 4	2 - 3	2 CAR	\$191,950.00
Mulberry-1845-MC3	1	1902	3 - 4	2	2 CAR	\$191,950.00
Cottonwood-1940-MC3	1	1959	3 - 4	2	2 CAR	\$195,950.00
Washington-2195	1	2185	3 - 4	2.5 - 3.5	2 CAR	\$206,950.00
Adams-2295	1	2295	3	2	2 CAR	\$209,950.00
Jefferson-2535	2	2533	3 - 5	2.5 - 4	2 CAR	\$221,950.00
Walnut-2600-MC3	2	2635	3 - 7	3	2 CAR	\$224,950.00
Monroe-2695	2	2692	3 - 4	2.5 - 3	2 CAR	\$226,950.00
Cypress-2900-MC3	2	3007	4 - 5	2.5 - 4	2 CAR	\$236,950.00
Alder-3230-MC3	2	3235	3 - 6	3 - 4.5	2 CAR	\$243,950.00

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866.634.9838

## MUSTANG CREEK





MORE HOME . LESS MONEY

#### FOR MORE INFORMATION

GRACE LACY 972.937.4565(o) or 972.365.2250(c)



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### STANDARD FEATURES

#### MUSTANG CREEK - WAXAHACHIE, TX

#### **KITCHEN**

Adjustable shelves within cabinets Furniture grade finished cabinets to insure superior and long lasting finish

½ horsepower garbage disposal Icemaker connection for refrigerator Whirlpool built-in Energy Star dishwasher Whirlpool electric 30" freestanding range Kitchen island (per plan) Spacious pantry Two-bowl stainless steel kitchen sink

#### **BATHROOMS**

Moen plumbing fixtures in all baths Chrome finish bath accessories and lighting fixtures in all baths Large mirror in master bath Cultured marble vanity top in all baths

#### INSULATION

Airtight polysealant foam on exterior wall plates, windows, doors, base plates and holes drilled through top plates to the attic and all exterior penetrations

Weather stripping on all exterior doors R-30 blown insulation in ceilings R-13 batt insulation in exterior walls (living areas)

#### **ELECTRICAL AND WIRING**

200 amp electrical service
110V copper wiring throughout home
Exterior 110V covered weatherproof outlet on GFI
circuit (per plan)
1 cable outlets in choice of location
2 phone outlets in choice of location

#### INTERIOR DETAILS

Quality name brand nylon carpeting with 3/8" 5 lb. rebound pad

All trim is painted

Utility room includes shelf and clothes rod Satin nickel finish Kwikset® door hardware throughout home

Textured walls with splatter drag ceilings

#### **HEATING AND COOLING**

Digital programmable thermostat(s)

Carrier 14 Seer energy saving air condition and electric heating equipment

Insulated duct work with mastic sealant at A/C connections to reduce air loss – tested to 3% or less duct leakage

Primary and secondary condensation drainage Insulated front entry door Adjustable front door threshold

#### SAFETY AND SECURITY

Smoke detectors interconnected with battery backup throughout home, including all bedrooms Carbon monoxide detectors
Secure dual cam locks on all windows
Strong 1" throw deadbolts on exterior door
Exterior lighting front and rear

#### WOOD AND FRAMING

Minimum 2" x 4" kiln-dried studs on all frame walls 2" x 6" studs on all exterior walls 14' or higher Radiant barrier sheathing roof decking to block radiant heat in the roof from entering the attic to keep it cooler, lowering energy costs and making the home more comfortable Fire blocks where necessary Custom panelized wall system Taped and floated garage walls



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### STANDARD FEATURES

#### MUSTANG CREEK - WAXAHACHIE, TX

#### **PLUMBING**

Energy saving, high efficiency 50 gallon electric hot water heater

Heavy gauge dependable PEX water lines with inslab plumbing (no joints under slab)

WaterSense certified fixtures

Rounded toilet seats and lids

30"x60" Sterling tub/showers with curtain rod

#### **EXTERIOR CONSTRUCTION**

Satin nickel Kwikset® key lock and deadbolt Ultimate performance LoE3-366 glass vinyl windows that reflect heat and let light stream in, providing balance of solar control and visibility

10 year limited manufacturer's warranty on window glass

Engineered open web truss designed floors and roof Fiber cement fascia, siding and soffits

Durable Wayne Dalton insulated garage doors Tamko® fiberglass roof shingles with a limited 20 year manufacturer's warranty

Flow through attic ventilation and exhaust vents 6' vinyl sliding glass door to patio

### CUSTOM PERSONALIZATION, SERVICE AND WARRANTY

In-house warranty and customer service department Professionally managed Design Center for selections 10-year structural warranty

1-year coverage on workmanship and materials 2-year coverage on mechanical systems for electrical plumbing, air-conditioning and heating systems

#### MASONRY AND FOUNDATION

Designer brick exteriors with quality low maintenance brick in choice of color

Exterior shutters (per plan)

Individually engineered post-tension monolithic foundation per site

Foundation designs provided by independent structural engineer

4" cushion sand under 4"of 3,000 lb.+ concrete PSI 6 Mil poly moisture barrier between sand and slab

#### LANDSCAPING

Front and side yard sod
Front and rear exterior hose connections
Landscape package
6' privacy fence

Revised: 9.26.2014



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# preparent properties

## 1940 - MC3 - COTTONWOOD

SERIES

# preception of the property of

MUSTANG CREEK III







#### **SERIES SUMMARY**

**NOTES** 

STARTING AT 1,959 SQ FT

Open kitchen with two layout options and choice of small island

1 STORY

3 - 4 BEDROOMS

Large master suite with options to customize the master bath

2 BATHS

Flexible layout allows for third

car garage

2 - 3 CAR GARAGE

Walk in utility and pantry room

Option for study with French doors in lieu of bedroom 3

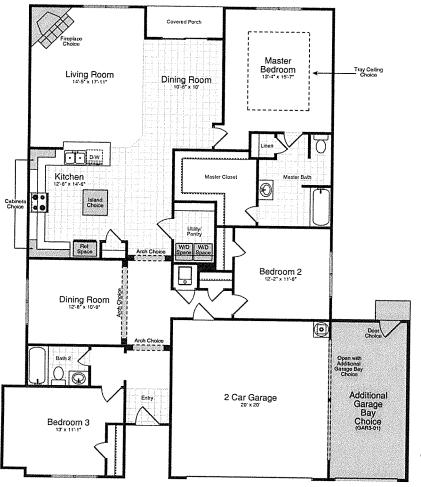
Five options for exterior brick design with choice of stone

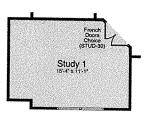
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#### FIRST FLOOR

#### FIRST FLOOR - OPTIONS



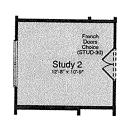


STUDY 1 in lieu of Bedroom 3 (STUD-20)





BEDROOM 4 in lieu of Dining Room (BED4-DN)



STUDY 2 in lieu of Dining Room (STUD-23)

OPTION AVAILABILITY DEPENDENT ON COMMUNITY SPECIFICATIONS AND LOT SIZE

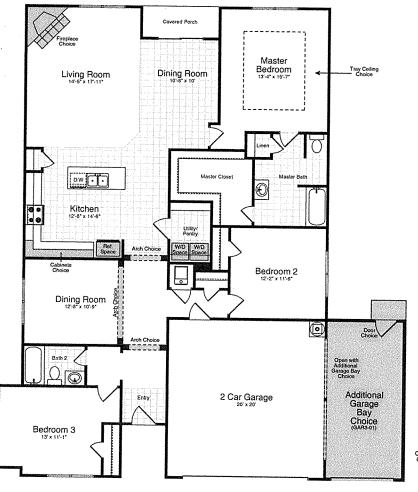
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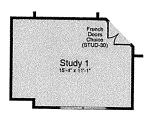
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#### FIRST FLOOR

#### FIRST FLOOR - OPTIONS





STUDY 1 in lieu of Bedroom 3 (STUD-20)

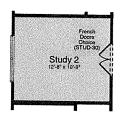


BEDROOM 4 in lieu of Dining Room (BED4-DN)

OPTION AVAILABILITY DEPENDENT ON COMMUNITY SPECIFICATIONS AND LOT SIZE



BATH 2A



STUDY 2

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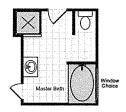
#### FIRST FLOOR - MASTER BATH OPTIONS



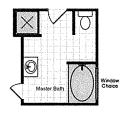
DOUBLE VANITY



WC DOOR



42" SHOWER W/ HALF WALL



SEPARATE GARDEN TUB/ SHOWER



GARDEN TUB/ SHOWER COMBO

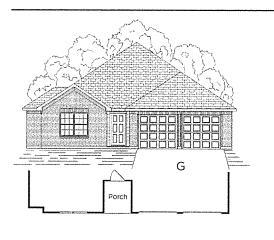
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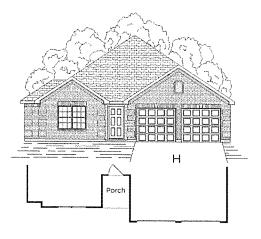


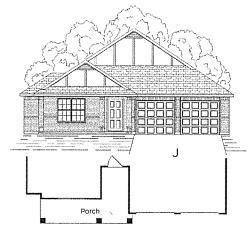


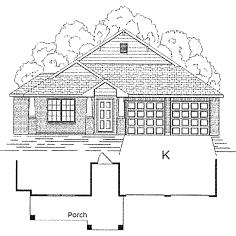


#### **EXTERIORS AVAILABLE**







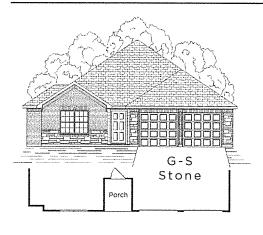


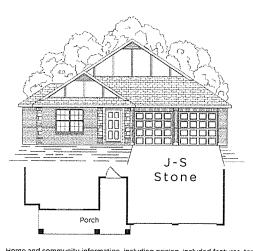
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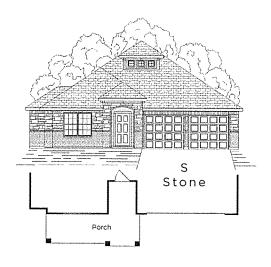


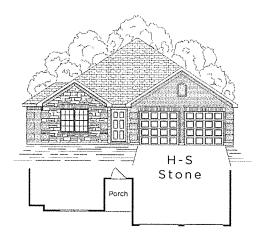


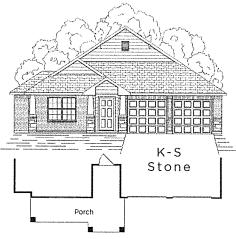
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