David Weekley Homes

David Weekley Homes are different
Let us give you PEACE OF MIND

Facts and Features - The Lakes at Shady Nook

THE PERSONALIZED TOUCH

- **Homeowner Portfolio** – We believe the home ownership process is so important, we wrote a book on it.
- **Personal Builder Program** – Up to 4 meetings with your Personal Builder during the construction of your home.
- **Buyer/Home Introduction** – Your Personal Builder will orient you to all of the components of your home before closing in order to assure total Customer Satisfaction.
- **Warranty Orientation Meeting** – Your Warranty Service Representative will meet with you in your new home shortly after closing to review the warranty service procedures with you.
- Every **David Weekley Home** comes with the opportunity to select from a list of special features and options, allowing you to further personalize your home to your family's lifestyle.

OUR LIFEDESIGN ARCHITECTURE

Special attention to Sight Lines, Room Placement, Traffic Patterns, Windows and Light, and Massing and Proportion
Spacious 10' first floor ceilings and 9' second floor ceilings in select designs
Art niches and Plant ledges in select designs
Unique Flex Options to personalize to your family's lifestyle
Unfinished basement with 9' walls
Walk-in closets in select secondary bedrooms
Backpack racks in the rear entry on select plans

OUR INTERIOR FINISHES

Professionally selected decorator paint enhanced with accent trim
Soft textured carpet with 5 lb. carpet pad
Durable Mannington® laminate flooring in the entry, kitchen, breakfast room, and rear entry
Elegant ceramic tile in the master bathroom
Mannington® vinyl flooring in the utility room and secondary bathrooms
Brushed nickel lighting package by Kichler®
Granite vanity tops in all bathrooms
Kwikset® Satin nickel door hardware
Smooth finish two panel interior doors

Our Kitchen Finishes:

Spacious kitchen designs with large islands and pantries with deep shelving
Recessed can lights for superior lighting
Aristocraft® Birch cabinets in an elegant staggered height design with crown molding
Stainless Steel Frigidaire® Kitchen appliances including electric smooth top range, dishwasher and microwave
Convenient icemaker connection for refrigerator
Granite countertops and island
Beautiful ceramic tile backsplash
Deep stainless-steel under-mount sink with garbage disposal

Our Owner's Suite Finishes:

Conveniently pre-wired for ceiling fan for both comfort and efficiency in Owner's Retreat
Spacious walk-in closet
Ceramic tile in the master bathroom
Granite vanity tops with 4" backsplash
Raised Birch Cabinets
Luxurious, oversized tub with tile surround
Separate enclosed shower with beautiful ceramic tile surround
Oversized mirrors
Private water closet

See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2018-19 David Weekley Homes - All Rights Reserved. Houston, TX (ALLO98958)

OUR INTERIOR FINISHES Continued

Trim Details:

Decorative single piece 5 ¼" crown molding in the entry and on entry columns, per plan
Decorative single piece 5 ¼" crown molding in the dining room, per plan
Traditional stairway with stained newel posts and handrail
Traditional style trim package

Electrical Additions:

Ceiling lights in all bedrooms
Pre-wire for ceiling fan in Owner's Retreat and Family Room
On-Q Enclosure with structured wiring including (1) phone and (4) cable outlets

Plumbing:

Elegant pedestal sink and decorative oval mirror in Powder Room
Delta® chrome faucets in all bathrooms
Elongated toilets in all bathrooms

WHY OUR EXTERIORS LOOK SO GREAT

Sherwin Williams® Monochromatic Custom Paint Program designed exclusively for David Weekley Homes
Durable James Hardie® siding
American made brick from Boral®, Hanson®, or General Shale®
Durable James Hardie® siding
Beautiful Masonry front (per elevation)
Sodded front and side yards
Hydro seeded back yard
Two conveniently placed exterior hose bibs
Two weatherproof GFI outlets
Professionally designed and installed landscaping package
Side loaded finished garage
1/2 horse power garage door opener with two transmitters for main door
Tannery Bronze coach lights
GAF® "Timberline" 30 year dimensional shingles
Steel Double Bore exterior door
Decorative shutters per elevation

VALUED CONSTRUCTION TECHNIQUES AND ENERGY SAVER PROGRAM

John Manville® R-38 blown fiberglass insulation in the attic
John Manville® R-19 batted insulation in 2' X 6' exterior walls
Ox Board® IsoRed exterior sheathing R-3.3
Wall construction providing an overall R-23 value.
Bradford White® 50 gallon quick recovery gas water heater
Lennox® 93% efficiency gas furnace and 13 SEER AC
Hardi backer in all wet areas
Pressure treated sill plates
Low E2 Silverline® windows
Upponor® PEX plumbing system

OUR WARRANTY

·10 year Homebuilder's Warranty transferrable upon sale of your home in the first 10 years
·10 year transferable basement waterproofing warranty
·4 year roof warranty on faulty workmanship and materials
·2 year warranty on portions of major mechanical
·1 year limited warranty on workmanship and defects