

## ENCORE AT HARMONY

### SINGLE FAMILY COLLECTION INCLUDED FEATURES

#### IMPRESSIVE EXTERIOR

- Professionally curated exterior colors
- THERMA-TRU painted fiberglass insulated front door with decorative hardware. Other exterior doors are painted, single lite metal insulated double-paned glass.
- Durable fiber cement siding with the look and warmth of wood and a 50-year limited, transferable warranty
- Self-sealing dimensional roof shingles with 30-year manufacturer's warranty
- Completely sodded yards
- Full gutters with oversized downspouts on the whole home
- White decorative divided light windows (per plan)
- Exterior coach light(s) on garage (per plan)
- Two exterior frost resistant hose bibs

#### DISTINCTIVE INTERIOR

- 9' ceilings on the main living floor and 8' ceilings on second floor (per plan)
- Sherwin Williams low VOC interior flat paint with smooth finished walls and ceilings
- Luxury vinyl plank flooring in Entry, Kitchen, Breakfast Area, Dining Room, Family Room and Powder Bath (per plan)
- Tile flooring in all full baths and utility rooms
- Durable carpet in a wide selection of colors on 3/8" rebond carpet pad
- Decorative two-panel interior doors
- Combination of knee-walls and open rail stairs (per plan)
- Generation Brands Kerrville Exterior Lighting package
- LED disc lights throughout
- Voice/data prewires (4 included)

#### GOURMET KITCHEN

- Abundant cabinet space and separate pantry with ventilated shelving
- Large island and efficiently organized workspace (per plan)
- Elegant 36" Ellis White or Stone Gray cabinets
- Granite countertops
- Undermount, stainless steel sink with Delta stainless steel faucet and side sprayer
- Stainless-steel Frigidaire microwave, dishwasher, stovetop and oven kitchen appliances

#### OWNER'S BATH

- DELTA plumbing fixtures with manufacturer's warranty
- Oversized 42 x 60 shower (per plan)
- Venetian marble vanity top with undermount sinks
- Large scale mirrors
- Tile flooring
- Water conserving elongated comfort height commode in private water closet
- Spacious closets (per plan)

#### ENERGY EFFICIENT

- Environments For Living Gold certification
- AC System meets or exceeds 14 SEER 2 with 80% AFUE furnace with Broan SmartSense intelligent ventilation system
- Jump ducts and air pressure balancing to even out temperatures for greater efficiency
- Energy efficient sound dampening vinyl windows
- Programmable thermostat(s)
- 50-gallon electric water heater and Pex plumbing system
- 2 x 4 exterior walls with R-15 wall system and R-38 blown-in insulation in the attic

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