

David Weekley Homes

ROYAL OAK ESTATES INCLUDED FEATURES

COMMUNITY FEATURES

- Private, gated community
- Estate sized homesites with mature trees
- No city taxes
- Convenient access to Hwy 281 and Hwy 46
- Students attend Comal ISD

IMPRESSIVE EXTERIOR FEATURES

- Award winning designs with 4 sides masonry at first level, per plan
- Durable fiber cement soffit and siding, per plan
- 8' hardwood front entry door with leaded glass
- Full light rear entry door
- Decorative carriage light fixtures
- Cast limestone address block
- 10x10 rear patio with broom finish, per plan
- Two conveniently located exterior hose bibs
- Finished garage with ½ hp door opener and two transmitters
- Fully landscaped yard, designed for each homesite
- Programmable, full yard irrigation system
- 6' cedar privacy fence with one gate

DISTINCTIVE INTERIOR FEATURES

- Spacious 9-12' ceilings, per plan
- 8' interior doors throughout the first level
- Brushed nickel, lever interior door hardware
- Monterey drag textured ceilings and walls
- 5 ¼" baseboards and 3 ½" door casing
- Rounded sheetrock corners, excluding windows
- Solid shelving in all closets with stained wood rods
- Waterfall style stairway with iron balusters and stained handrails and newels, per plan
- Cozy Heat & Glow 42" wide direct vent, natural gas fireplace with tile surround and custom wood mantel
- Hand laid ceramic tile in entryway and wet areas
- Designer carpet with 3/8" 5lb pad
- Reversible 5-blade ceiling fan with light kit in owner's retreat, family room and study
- Blocked and wired for ceiling fans in secondary bedrooms
- Modern, rocker style electrical switches
- Water softener pre-plumb
- Two 40-gallon natural gas water heaters

GOURMET KITCHENS

- GE stainless steel appliance package
 - Gas cooktop
 - Built-in oven
 - Built-in microwave and vent hood
 - Dishwasher
- 42" raised panel cabinets with crown molding
- Granite countertops with square edge
- Ceramic tile backsplash in variety of choices
- Stainless steel, double bowl, undermount sink
- Moen single lever, pullout faucet in brushed nickel
- Water filtration system at sink with coordinating fixture
- Walk-in pantry with solid shelving, per plan
- Pendant lights, per plan
- LED flush mount lighting, per plan
- Conveniently located electrical outlets
- Icemaker connection for refrigerator
- 1/3 hp food disposal with dedicated switch

LUXURIOUS BATHS

- Raised panel cabinets
- Medicine cabinets, per plan
- Granite vanity with 4" backsplash
- Oval undermount sink(s), per plan
- Decorative lighting, per plan
- Elongated commodes
- Moen brushed nickel, center set faucets
- Moen Posi-Temp, pressure balancing shower valves
- Pedestal sink with decorative framed mirror in powder bath, per plan
- Owner's Bath exclusive features:
 - Enhanced vanity height with rectangular undermount sinks and widespread faucets
 - Decorative, framed vanity mirrors
 - Private water closet
 - Royal Bath 60" oval garden tub with 12x12 ceramic tile splash and deck
 - Separate, mudset shower with 12x12 tiled walls and framed glass door

THE WEEKLEY WAY

- Industry leading, multi-level 10-year transferable warranty
- MyDWHome.com, a personalized website for David Weekley Homebuyers to view construction status and progress photos
- Exclusive Homeowner Portfolio, a guide to the homebuilding process from loan application to warranty coverage
- Personal Builder™ program with weekly updates
- Three scheduled homebuyer meetings with your Personal Builder™ during the construction of your home
- Two 3-hour appointments with a Professional Design Consultant for to-be-built homes
- New home orientation prior to closing, highlighting functions and features
- Warranty service meeting after closing with dedicated Warranty Service Manager
- 45 years of home building experience
- Two-time winner of *Professional Builder* magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by *BUILDER* magazine
- Awarded Customer Service Champion by J.D. Power and Associates
- More than 800 design awards and counting...

VALUED CONSTRUCTION

- Advanced framing techniques with 2x6 exterior walls for enhanced structural integrity and insulation capabilities
- Engineered wind shear bracing on exterior walls
- Post tension foundation engineered for site specific soil conditions
- Taexx® in wall pest control system
- Treated bottom plates on interior and exterior walls of first floor to protect against termites
- Multi-stage third party inspections

SAFETY, SECURITY & SMART FEATURES

- Security System with control panel and backup power supply, *monitoring service not included*
- Hard-wired smoke detectors with battery backup at all bedrooms
- Hard-wired carbon monoxide detectors adjacent to bedrooms
- Protective ground fault and arc fault circuit interrupters
- High tech CAT 5e telephone wiring
- High tech RG6 Quad-Shielded cable TV wiring
- Media outlets

WEEKLEY ENERGYSAVER PROGRAM

- *Environments for Living* Platinum certification on each home
 - 3-year energy usage guarantee
- EnergyStar® Certification on each home
- CPS Energy Smart Energy™ Builder
- R-38 blown insulation in ceilings
- R-22 batt insulation in sloped areas
- R-19 insulated exterior walls assembly
- Multi-stage polysealant around base plates, doors and windows to prevent air infiltration
- 16 SEER rated air conditioning system and natural gas furnace with MERV 10 pleated filter
- APRILAIRE fresh air ventilation system
- Programmable digital thermostat
- R-8 insulated air ducts sealed with mastic compound
- Jump ducts in all bedrooms to enhance air circulation
- Sill Seal between slab and exterior wall plates
- Low E3 reflective dual pane windows with vinyl frames

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