

Shadow Creek Estates



our energy package & included features

You deserve exactly what you want in your home. Come experience *the Dunhill Home Difference!*

US OTHER

- 100% Energy Star® Certified homes
- ENVIRONMENTS FOR *Living* Energy Guarantee Program
- 42" raised panel Knotty Alder or Red Oak custom cabinets with 2" crown moulding on uppers
- 5" baseboards on first floor and 3.25" on second floor
- Elegant fireplace with cast stone surround
- Level III 3cm granite kitchen countertops
- Covered back patio (per plan)
- Carrier® 16 SEER central A/C
- Valet with built-in shelves (per plan)
- 8' interior doors first floor
- Santa Fe style interior doors throughout
- 30 year shingles
- Marlana countertops in master and secondary baths
- Full gutters and down spouts
- Garage door openers
- R-50 insulation in attic with radiant barrier roof decking
- Toggle light switches
- Full sod and sprinkler system

US OTHER

- Seat in master bath shower (per plan)
- Luxury kitchen cabinets with decorative vent hood
- Level III ceramic tile floors in kitchen, bathrooms, nook and laundry room
- Taexx® pest control tube system
- Full security system with one keypad
- 100% clay fired brick with a lifetime warranty
- Wrought iron staircase balusters with stained handrail first and second floor (per plan)
- 2 to 3-car garage
- Industry leading HERS ratings
- Level III plush, stain resistant carpet
- Zurn Pex® plumbing system
- R-13 batt insulation in walls, R-3 foam board & R-3 SIS structural board exterior sheathing
- High performance-reflective, Low-E vinyl windows with tilt-in feature for easy cleaning
- Built-in stainless steel appliances
- 36" built-in gas cooktop with 5 burners
- Level III engineered hardwood floors in foyer, extended foyer and dining room



DUNHILL HOMES®

love how you live.™

Shadow Creek Estates

105 Shadow Creek Lane | Hickory Creek, TX 75065

Included Features

Included features at over \$30,000!

Quality Construction & Peace of Mind:

- Engineered post tension foundation
- Finger jointed studs
- Vapor barrier under all concrete floors
- Engineered floor system
- Tongue and groove ¾" OSB sub floor glued and screwed (2-story homes only)
- Wind shear design with combination of bracing and structural insulated sheathing
- Home orientation and walk-through(s) with your personal builder before start, at pre-drywall and prior to close
- Ten year transferable new home warranty provided by 2-10 Home Buyers Warranty Corporation

Interior Features:

- Volume ceilings (per plan)
- Art niches and arches (per plan)
- Level III engineered hardwood floors in foyer, extended foyer and dining room
- 5" baseboards on first floor, 3.25" baseboards second floor
- Rounded drywall corners for added style (excludes windows, garage, closets and 45 degree corners)
- Valet with built-in shelves (per plan)
- Level III ceramic tile flooring in kitchen, baths & utility room
- Level III plush stain resistant carpeting
- Decorative wood window sills
- Two-panel, hollow core, grooved detail interior doors with smooth finish in Santa Fe style
- 8' hollow core doors on first floor and 6'8" interior doors on second floor
- Satin nickel interior door levers
- Privacy locks on master bedroom and water closets
- Lighting fixtures in brushed nickel
- Wood closet shelving
- Water shut-off valves at kitchen sink, bath vanities and water closets
- Washing machine and electric dryer connections
- Utility room base cabinets with level I Marlana countertops (per plan)
- Fireplace with cast stone surround
- Wrought iron staircase balusters with stained handrail 1st and 2nd floor (per plan)
- Oak starter step
- Tilt-in windows for easy cleaning
- Low VOC (Volatile Organic Compound) - carpet, paints and finishes

Gourmet Kitchens:

- 42" raised panel Knotty Alder or Red Oak custom cabinets with 2" crown mould on uppers and cabinet over refrigerator
- Luxury kitchen cabinet package with 36" decorative wood vent hood
- Level III 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel built-in oven
- Stainless steel 36" built-in gas cooktop with 5 burners
- Stainless steel dishwasher
- Stainless steel built-in microwave
- Level III ceramic tile flooring
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with sprayer
- Kitchen pantry
- Level III ceramic tile backsplash set diagonal
- Under-mount 50/50 double bowl 8" deep stainless steel sink
- Rollout trash can cabinet (per plan)

Luxurious Bathrooms:

- Level III ceramic tile flooring in master, powder and secondary baths
- Level III ceramic tile shower surround set straight
- Marlana countertops in master and secondary baths with dual drop in sinks (per plan)
- Delta® Windemere tub and shower faucets in stainless
- Temperature controlled high performance shower valves
- Pedestal sink in powder bath
- Drop-in tub in master bath with level III tile skirt
- Level III ceramic shower enclosure with seat in master bath (per plan)
- Vented exhaust fans in all bathrooms to exterior
- Lighting fixtures and hardware in brushed nickel
- 36" height vanities with raised panel Knotty Alder or Red Oak cabinets
- Elongated commodes in all baths
- 4"x4" or 6"x6" tile mudpan in master shower

Exterior Features:

- Buff mortar on all elevations
- New, flexible floorplans with stone accents on all elevations for beautiful curb appeal
- High performance-reflective, Low-E vinyl windows with a tilt-in feature for easy cleaning
- Divided light front windows (per plan)
- 8' stained fiberglass front door with deadbolt
- 30 year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- Concrete driveways with rock finish
- Covered rear patio (per plan)
- Full sod and sprinkler system
- 6' cedar fence with steel posts
- Taexx® pest control tube system built into walls and Borate treatment to all 1st floor studs and 1st floor plumbing location(s)
- Fiber cement siding
- 100% clay fired brick with a lifetime warranty
- Full gutters with down spouts

Electrical:

- 3 CAT 5e phone outlets and 3 RG6 cable outlets
- Toggle light switches throughout
- Square D electrical panel-200 amp
- Ceiling fan with light kit included in family room, master bedroom and gameroom
- Prewire and block for fans in all bedrooms and gameroom
- G.F.C.I. outlets in all wet areas, front porch and patio
- Smoke detectors interconnected for your safety per code and city requirements
- Full security system with one keypad

Garage:

- 3rd car garage (Classic Series)
- 2-car garage (Traditions & Estates series)
- Garage walls are painted
- Cedar garage doors
- Garage door openers
- Keyless light fixture

Energy Saving Features:

- 100% Energy Star® certified homes - Each home inspected and rated by 3rd party
- Environments for Living® (EFL) with 3 year heating and cooling guarantee
- R-50 insulation in attic
- R-13 batt insulation in walls
- R-3 foam board and R-3 SIS structural board exterior sheathing
- R-22 batt insulation in sloped areas
- High performance-reflective, Low-E vinyl windows
- Zurn Pex® plumbing system
- High performance water saving plumbing fixtures
- Rinnai® tankless water heater (sized per plan)
- Carrier® 16 SEER central A/C
- Dual zone A/C system on 2-story plans
- Dryer vented to exterior
- Continuous ventilated soffit and static roof venting
- CFL lighting - 80%
- Rain sensing irrigation
- Programmable thermostat
- Radiant barrier roof decking
- Sill Seal system on bottom plates
- All ventilation systems run to outside
- Abundant air returns throughout the home

Available Upgrades:

- Media room (per plan)
- Appliances: double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet and countertop options

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Included features are subject to change without notice. Included features vary by community. © 2016-2017 Dunhill Homes

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