

Lakes of River Trails



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® 3.1 Certified homes
- ENVIRONMENTS FOR *Living* Energy Guarantee Program
- 42" raised or flat panel hardwood kitchen 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 II 3cm granite kitchen countertops
- Covered back patio
- 16 SEER central A/C
- Valet with built-in shelves (per plan)
- 8' stained fiberglass front door with deadbolt
- Santa Fe style interior doors throughout
- Marlana countertops in master & secondary baths
- Full gutters and down spouts
- Garage door opener(s)
- R-50 insulation in attic with radiant barrier roof decking
- Full sod and sprinkler system

US OTHER

- Seat in master bath shower (per plan)
- Level II ceramic tile floors in kitchen, bathrooms, foyer and utility room
- Taexx® pest control tube system
- Full security system with one keypad
- 100% clay fired brick with a lifetime warranty
- Rounded drywall corners and art niches (per plan)
- Industry leading HERS ratings
- Level II 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
- 30" built-in gas cooktop
- 6' pre-stained spruce fence on metal posts with one gate (lot permitting)



DUNHILL HOMES®

love how you live.™

Lakes of River Trails

9217 Quarry Overlook Drive | Fort Worth, TX 76118

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 (2-story homes only)
- 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
- 3rd party quality assurance testing

Interior Features:

- Volume ceilings (per plan)
- Art niches and arches (per plan)
- Level II ceramic tile flooring in kitchen, baths, foyer & utility 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 II plush stain resistant carpeting
- Decorative wood window sills
- Two-panel, hollow core, grooved detail 6'8" interior doors with smooth finish in Santa Fe style
- Interior door egg knobs in satin nickel
- 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
- Fireplace with cast stone surround
- Wood staircase balusters with stained handrail 1st to 2nd floor (per plan)
- Tilt-in windows for easy cleaning
- Low VOC (Volatile Organic Compound) - carpet, paints and finishes

Gourmet Kitchens:

- 42" raised or flat panel hardwood cabinets with 2" crown mould on uppers and cabinet over refrigerator
- Level II 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel built-in oven
- Stainless steel 30" built-in gas cooktop
- Stainless steel dishwasher
- Stainless steel built-in microwave
- Level II 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 II ceramic tile backsplash set diagonal
- Under-mount 50/50 double bowl 8" deep stainless steel sink

Luxurious Bathrooms:

- Level II ceramic tile flooring in master, powder and secondary baths
- Level II ceramic tile shower surround set straight
- Marlana vanity 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 (per plan)
- Garden tub in master bath
- Level II ceramic shower enclosure with seat in master bath (per plan)
- Vented exhaust fans in all bathrooms to exterior
- 36" height vanities with raised panel hardwood cabinets
- Elongated commodes in all baths

Exterior Features:

- 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
- Covered rear patio
- Full sod and sprinkler system
- 6' pre-stained spruce fence on metal posts with one gate (lot permitting)
- 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 (per plan)
- Prewire and block for fans in all bedrooms and gameroom (per plan)
- 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:

- Garage walls are drywall with tape and bed only (no baseboards, texture or paint)
- Wood garage doors with cedar trim
- Garage door opener(s)
- Keyless light fixture

Energy Saving Features:

- 100% Energy Star® 3.1 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)
- 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: single wall oven, double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet and countertop options
- Utility room cabinets (plan specific)
- Tile mud pan in master shower (plan specific)
- 8' interior doors on first floor
- Buff mortar
- 3rd car garage (lot specific)

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Included features are subject to change without notice. Included features vary by community. © 2018 Dunhill Homes

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