



WHITESTONE  
HOMES®

## Vintage Oaks

“Our Goal is not to be the biggest but the best custom builder in the San Antonio Area”

### Whitestone Homes un-paralleled Builder Exclusives

- *Practical Luxury™ & Award-winning floor plans!*
- **45 days allowed for 100% buyer-designed structural customization with up-front pricing & up to 5 NO-CHARGE Architectural plan drawings**
- Freedom to choose from un-advertised plans, with a risk-free estimation process!
- *2 separate, 2hr. Interior Design Consultations!*
- *3<sup>rd</sup> party inspections*
- *10-year warranty against structural defects*

### Community Highlights

- ACC/HOA required initial deposits/fees included
- Gas plumbing/piping included
- Slip-resistant broom finished flatwork for a 50' setback
- One garage door opener with 2 remotes
- Individual septic, waste management system
- Pre-wire for future Smart Home capabilities
- Resort-style amenities included with property ownership
- Allocation for envelope clearing costs included

### General Construction Features

- Site specific, engineered post tension, reinforced 3,000 PSI, concrete foundation at 30" minimum average height
- Conventionally framed walls at 16" oc
- Treated base sill plates throughout first floor
- Engineered TJI floor system for 2 story plans
- ¾" T&G Oriented Strand Board sub-floor, glued and ring-shank nailed to floor system
- Blocking for hanging future window treatments
- LP® SmartSide® Soffit & Trim
- Pex water lines with Viega® fail-proof plumbing fittings and PVC drain lines
- Garage is textured, trimmed, and painted
- DuPont™ Tyvek® HomeWrap® over OSB

### Exterior Features

- **100% stucco masonry all 4 sides**
- 8' Front entry door per builder program
- Manufactures limited lifetime dimensional 30yr shingle roof in *Natural Timber*
- 2 hose bids. Location per plan
- Minimum of 4 ext. coach lights

### Performance Heating and Air Condition

- Carrier® Energy Efficient 16 SEER HVAC unit
- HVAC units engineered per plan and properly sized for maximum efficiency, may include zoned HVAC
- Honeywell TH8321WF1001 Wi-Fi enabled thermostat controls humidity
- R-6 ducts to reduce heating/cooling loss
- Tech-Shield Radiant Barrier roof decking
- R-30 Blown insulation in attic
- R-22 Batt insulation in slope ceilings
- R-13 un-faced Batt insulation at exterior walls
- Poly-Seal foam sealant at all exterior base plates, penetrations, doors, and windows
- Vinyl double pane, Low-E, insulated windows
- Energy efficient 50-gallon quick recovery water heater for up to 2-1/2 baths, 2 - 50 gallon water heaters for 3 baths or more

### Security and Technology

- Security system installed to all first floor exterior doors, windows, with two keypads and one motion sensor, and centralized control panel, prewired for additional keypad at Master
- Smoke and carbon monoxide detectors per code
- 3 CAT5E drops, buyer selects locations
- 1 USB combination charger/plug, G.F.I. electrical outlets per code
- 3 RG6 Cable drops, buyer selects locations

Specifications, features, plans and prices are subject to change without notice. All square footages are approximate and may vary per elevation. Please consult with your Sales adviser for details.



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Buyer(s) Initials:

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### Kitchen

- Choice of 9 standard Granites for 3cm counter tops w/edge choice: square, waterfall, or bevel
- Full tile backsplash at applicable areas
- 8” deep stainless steel double bowl sink
- Moen® ORB or Brushed Nickel, one-handle w/pull out sprayer
- ½ HP garbage disposal
- 42” upper Cabinets with crown molding, selection of 21 standards from Kent Moore Custom Cabinetry
- Pre-plumb for ice maker at refrigerator
- Stainless steel GE® appliances package which includes 36” five-burner gas or electric cook-top, built-in oven, microwave and dishwasher
- Stainless under-cab Vent hood, vented to ext.
- 5 recessed can lights, 1 over sink and 4 at main kitchen ceiling

### Interior Features

- Minimum 9’ Ceilings per plan, & high-volume ceilings at main focal areas
- Architectural Arches, Built-in decorative niches and/or plant shelves, pre-placed per plan
- Monterrey drag texture at walls and ceiling, with rounded drywall corners throughout (excepting windows and doors)
- Sound insulation at baths & common living walls
- Choice of 1 paint color at walls & ceiling and 1 paint color for doors & trim per PPG® program
- Decorative crown-molding at entry, formal dining, & in plan-marked “formal living” rooms
- Spacious walk-in closets in Master at minimum
- 8’0” 6-panel Riverside or 2-panel Santa Fe interior doors at first floor, 6’8” doors upstairs
- Stained wood handrail with iron or wood balusters, and painted trim work per plan
- Choice of 4 pre-set lighting packages, ORB or Brushed Nickel

### Interior Features Cont.

- Choice of 4 Shaw® carpets with ½ pad
- Floor tile at all entries, kitchen, breakfast, baths, utility and mudroom if applicable.
- Selection of 74 tile colors, in 21 styles, size range 12x12 – 16x16, for included floors and backsplashes
- 36” or 42” interior wood-burning fireplace, sized per plan, with masonry surround & 3 tier mantle
- Interior door hardware in ORB or Stainless Steel
- Ceiling fan lights in family and master, also game-room if applicable

### General Bath Features

- Industry recognized Moen® Brantford Plumbing Fixtures in Oil rubbed Bronze or Satin Nickel
- Tile at tub/shower surrounds
- 48” tall sheet mirror(s)
- Pedestal Sink with oval mirror, elongated comfort-height commode in all powders
- Under mount china bowl vanity sinks, at full-baths

### Master Bath

- Selection of 9 Granites for 3cm Vanity tops
- His & Hers vanities separate or combined
- Moen® wide spread vanity faucets
- White Jacuzzi® brand tub, with separate shower
- Spacious mudset shower floors with tile surround
- Moen® ORB, Posi-Temp tub/shower fixtures
- Elongated comfort-height commode

### Secondary Baths

- Selection of 9 Granites for 3cm Vanity tops
- Moen® center-set vanity plumbing fixtures
- White round commode
- **Vikrell®** solid tub w/ tile surround

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