Meyer Ranch

"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!***
- ***2 FREE rounds of 100% buyer-designed structural customization, with up-front pricing including Architectural Plan drawings, to show modifications for buyer approval! (NO COMPETITOR OFFERS THIS)***
- ***Freedom to choose from un-advertised plans, with a risk-free estimating process!***
- ***2 separate, 2hr. Interior Design Consultations!***
- ***Builder-paid Third-party inspections***
- ***10-year warranty against structural defects!***

Community Highlights

- **Natural-Gas Community**
- Slip-Resistant Broom-finished flatwork
- Full Sod, irrigation and a community approved landscaping package. Changes can be made within community guidelines.
- One garage door opener with 2 remotes
- **Combination cedar and iron fencing, lot dependent**
- Pre-wire for future Smart-Home capabilities

General Construction Features

- **Site-specific, engineered post tension, reinforced 3,000 PSI, concrete foundation**
- Conventionally framed walls at 16"oc
- Manufacturers limited lifetime 30 yr dimensional shingle roof in *Weathered Wood*
- Treated base sill plates throughout first floor
- Engineered TJI floor system for 2 story plans
- ¾" Tongue and Groove, Oriented Strand Board sub-floor, glued and ring-shanked nailed to floor system
- Blocking for hanging future window treatments
- Pex water lines with Viega® fail-proof plumbing fittings and PVC drain lines
- Garage is textured, trimmed, and painted
- DuPont™ Tyvek® Home Wrap® over OSB

Exterior Features

- 100% stucco masonry all 4 sides
- LP® SmartSide® Soffit & Trim
- 8' Front entry door per builder program
- 2 hose bibs. Location at customer preference
- Rear Covered Patio.

Performance Heating and Air Condition

- Carrier® Energy Efficient 15+ SEER HVAC system
- HVAC system engineered per plan and properly sized for maximum efficiency, may include zones
- Honeywell Wi-Fi enabled thermostat with humidity controls
- R-6 ducts to reduce heating/cooling loss
- Tech-Shield Radiant Barrier roof decking With R-38 Blown insulation in attic **OR**, unfaced roof decking with R-44 Blown insulation in attic…dependent on product availability
- R-22 Batt insulation in slope ceilings
- R-13 un-faced Batt insulation **OR** bibbed and blown 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 2.5 baths, 2 - 50 gallon water heaters for 3 baths or more

Security and Technology

- Security system installed at all first-floor exterior doors and windows, with keypad and one motion sensor, and centralized control panel at Master Bedroom
- Smoke and carbon monoxide detectors per code
- 3 RG6 Cable drops at buyer selected locations, 2 phone outlets at Kitchen & Master
- 1 USB combination charger/plug

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.

www.whitestonehomes.com

Buyer(s) Initials: _____ _____

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Kitchen

- Selection of **9 standard** Granites for 3cm counter tops w/edge finish in: square, waterfall, or bevel
- Full tile backsplash at applicable areas
- 8" deep stainless steel double undermount sink
- Moen® Oil rubbed Bronze or Satin Brushed Nickel one-handle Faucet w/pull out sprayer
- ½ HP garbage disposal
- 42" upper Cabinets with crown molding, selection of **30+** wood, stain, paint and style combinations 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 exterior
- 5 recessed can lights, 1 over sink and 4 at main kitchen ceiling

Interior Features

- Minimum 10' Ceilings, with High volume ceilings at main focal areas
- Architectural Ceiling details, arches and niches per plan
- Monterrey drag texture at walls & ceiling with Rounded drywall corners throughout (excepting windows and doors)
- Additional Sound insulation at bath & common living walls
- Choice of 1 paint color at walls & ceiling and 1 paint color for doors & trim
- Decorative crown-molding at entry, formal dining, (and in plan-marked "formal living" rooms,
- Spacious walk-in closets in Master at a minimum
- Buyer choice of 8'0" 6-panel Riverside or Santa Fe interior doors at first floor, and 6'8" doors at second floor
- Stained wood handrail with iron or wood balusters and painted trim work per plan

Interior Features Cont.

- Choice of **4** pre-set lighting packages in Oil rubbed Bronze or Satin brushed Nickel
- Selection of 4 Shaw® carpets with ½" pad
- Floor tile at all entries, kitchen, Breakfast, baths & utility (& mudroom, if applicable)
- Selection of **over 50 tile** color, style & size range **12x12 – 16x16** combinations, for included floors and backsplashes
- 42" interior fireplace with 6' masonry surround, hearth and 3-tiered mantle
- Choice of Oil rubbed Bronze or Satin brushed nickel interior door hardware
- Ceiling fan Lights in family, master & game-rooms

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) in full baths
- 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** standard Granites for Vanity tops
- His & Hers vanities separate or combined, per plan
- Moen® wide spread vanity faucets
- Kohler® brand soaker tub, with separate shower
- Spacious mudset shower floors with tile surround
- Moen® 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
- **Sterling®** solid tub w/ tile surround

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