



SANGLIN
HOMES

BROOK MEADOW

Family Building Since 1957

(800) 821 – HOME www.SandlinHomes.com

INTERIOR FEATURES

- Raised panel interior doors
- Two-tone interior paint
- Base level brushed nickel light fixtures
- Base level ceramic tile flooring in the foyer, kitchen, nook, utility room and all baths
- Architectural features include niches (per plan), thick arches
- Stained oak handrails with half walls in two-story homes (locations per plan)
- Security system with one keypad – all first-floor exterior doors and one motion sensor
- Structured Wiring Package includes 2-phone jacks (cat 5E) and 2-RG6 TV jacks with 18" panel and 1-Demarc cat5E x RG6
- Satin nickel stratus knobs
- 3" baseboards
- Bedrooms blocked for ceiling fans

BATH FEATURES

- **Delta** chrome bath faucets
- Cultured marble garden tub and backsplash (per plan)
- Base level cultured marble vanity tops with square bowls
- Decorative vanity lighting
- Walk-in closets with off-season storage (per plan)
- Garden windows with privacy glass over master tub
- Separate glass enclosed shower with ceramic tile in master bath
- Tile backer board on all ceramic tile showers

- Solid Vikrell with base level ceramic tile surround (secondary bath)
- **Vortens** elongated commodes
- Base level acrylic shower pan for separate shower

KITCHEN FEATURES

- Stained furniture finished cabinets with 36" uppers, hidden hinges and shaker panel doors with adjustable shelves
- 3 cm granite countertops with demi-bullnose edge and base level tile backsplash
- Surface mount LED lighting
- Islands and serving bars (per plan)
- **Delta** chrome faucet with vegetable sprayer
- Stainless steel drop-in sink
- Walk-in pantry (per plan)
- Frigidaire stainless steel appliances – oven, microwave, dishwasher and black smooth top cooktop (gas cooktop available per area)
- 1/3 horsepower disposal
- Icemaker connection
- Elegant crown molding on kitchen cabinetry

GARAGE AND UTILITY

- Fully sheetrocked, textured and painted garage
- Attic ladder in garage or house (per plan)
- Full-sized laundry rooms
- 220-volt dryer hookups
- Steel Panel insulated overhead garage door



EXTERIOR FEATURES

- Sodded front, sides and backyards (per area specifications)
- Full sprinkler on front, sides and backyards (per area specifications)
- Professionally placed shrubbery and trees (per area)
- Stone elevation available (per plan elevation)
- Cast stone address block on every home
- Colonial Roughsawn fiber-cement siding, cornice and trim, 50-year warranty
- 25-year shingles
- Front and rear water faucets
- Divided light windows on front of home
- Keyless entry at front door
- Dead bolts on all exterior doors
- 6' privacy fence, stained with steel posts (per area specifications)
- Dual wind turbines
- Weatherproof outlets front and rear

STRUCTURAL

- Individually engineered I-Joist floor system on two-story homes
- Individually engineered post-tensioned foundations poured at a minimum of 3000 psi
- Silent floor system to reduce noise

ENERGY SAVING FEATURES

- 15 SEER air-conditioning system
- **Ecobee** programmable energy-saving thermostats
- **MER V 8** air filters to reduce allergens and improve indoor air quality
- Outside fresh air intake to further improve indoor air quality
- **Low-E glass vinyl windows**, tan only, with tilt sash
- Ceiling fans in master suite and great room
- **R-38** fiberglass attic blow insulation
- **R-13** fiberglass wall batt insulation
- Ventilated soffit for superior attic ventilation
- **LP TechShield® Radiant Barrier Roof Decking** to reduce utility bills
- Air-tight poly sealant around all doors and windows
- **Styrofoam Sill** seal gasket below exterior wall plate (per plan)
- Rheem hot water heater (per plan)

SANGLIN HOMES ADVANTAGES

- **60 years of experience in the Dallas/Fort Worth area**
- Experienced and professional on-site construction management with mandatory customer appointments for pre-construction, pre-sheetrock, pre-settlement and sign-off before closing
- TAEXX® built-in pest control system
- Borate Termite Treated plates and studs
- Custom on-site framing
- Award winning designs
- **Certified Master Builder**
- Builder of the Year Awards: 1971, 1990, 1997, 2000, 2002, 2010
- **StrucSure Ten Year Home Warranty Program**