



SANGLIN
HOMES

VERSAILLES ESTATES

Family Building Since 1957

(800) 821 – HOME www.SandlinHomes.com

INTERIOR FEATURES

- Fireplace with tile surround and painted custom fluted mantle
- Raised panel interior doors (3 standard choices) with 8' doors on first floor
- Two-tone interior paint
- Level 2 satin nickel light fixtures
- Level 1 ceramic tile flooring in the foyer, kitchen, nook, utility room and all baths
- Architectural features include niches (per plan), thick arches and bullnose drywall detailing
- 10' or 12' vaulted ceilings (per plan)
- Level 1 wrought iron balusters with painted end caps and oak handrails 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 3-phone jacks (cat 5E) and 3-RG6 TV jacks with 18" panel and 1-Demarc cat5E x RG6
- Satin nickel door lever handle sets
- 5" baseboards on first floor and 3" baseboards on second floor
- Bedrooms blocked and wired for ceiling fans
- Crown molding in entry, foyer, kitchen, nook and great room

BATH FEATURES

- **Delta Windemere**® chrome bath faucets
- Cultured marble garden tub and backsplash (per plan)
- Cultured marble vanity tops with inset oval bowls
- Vaulted ceiling treatments
- 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

- Steel tub with Level 1 ceramic tile surround (secondary bath)
- **Vortens** elongated commodes
- Level 1 acrylic shower pan for separate shower
- Framed mirror (master bath only)

KITCHEN FEATURES

- Stained furniture finished cabinets with 42" uppers, hidden hinges and flat or raised panel doors with adjustable shelves
- Cabinet drawers with full extension features
- 3 cm granite countertops with demi-bullnose edge and Level 1 tile backsplash
- Surface mount LED lighting
- Islands and serving bars (per plan)
- **Delta** chrome faucet with vegetable sprayer
- Stainless steel undermount 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
- 1/2 horsepower garage door opener with two remotes
- 30" cabinet over washer
- Smart Trim insulated overhead garage door

To continuously improve options; Sandlin Homes reserves the right to change or discontinue products and materials without notice or penalty. Standard features effective as of 12/11/18.



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)
- Exclusively Acme King Size Brick exteriors (per plan)
- Stone elevation available (per plan elevation)
- Cast stone address block on every home
- Colonial Roughsawn fiber-cement siding, cornice and trim, 50-year warranty
- 30-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
- Seamless aluminum gutters (per plan)
- Weatherproof outlets front and rear
- 8' front door
- Covered rear patio
- **Clare** video doorbell

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

- **Armstrong** 16 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 tankless hot water heater (per plan)

SANDLIN HOMES ADVANTAGES

- **60 years of experience in the Dallas/Fort Worth area**
- Professional interior designer to help you coordinate your dream home
- 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**