

## Park 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
- Engineered floor system for structural strength and reduced floor squeaks (2-story homes)
- Insulated garage door
- 42" raised or flat panel hardwood kitchen cabinets with 2" crown moulding
- R-50 insulated in attic
- Fiber cement siding
- 3cm granite kitchen countertops
- 15 SEER with heat pump
- 6' privacy fence with steel posts and gate (lot permitting)
- Radiant barrier roof decking
- 25-year architectural shingles
- Santa Fe style interior doors
- Taexx® pest control tube system
- Under-mount stainless steel kitchen sink
- Ceramic tile backsplash set diagonal in kitchen
- Ceiling fans in master bedroom and family room

**US OTHER**

- Covered back patio
- Short distance to major highways, shopping and entertainment
- 3rd car garages optional
- Ceramic tile floors in entry, kitchen, bathrooms, nook and utility room
- Stained fiberglass front door with deadbolt
- Full security system
- 100% clay fired brick with a lifetime warranty
- Landscaping package with full sod & sprinkler system
- Engineered post tension foundation
- Rounded drywall corners and art niches
- Industry leading HERS ratings
- 3.25" colonial baseboards
- 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
- Stainless steel appliances



# DUNHILL HOMES®

*love how you live.™*

## Park Trails

101 Antler Trail | Forney, TX 75126

***Included Features***

***Included features at over \$25,000!***

### **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)
- Rounded drywall corners for added style (excludes windows, garage, closets and 45 degree corners)
- Ceramic tile flooring in entry, kitchen, baths & utility room
- Plush stain resistant carpeting
- Decorative wood window sills
- Two-panel grooved detail with smooth finish hardboard interior doors in Santa Fe style 6'8"
- Satin chrome round shaped interior door knobs
- 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
- Tilt-in windows for easy cleaning
- Low VOC (Volatile Organic Compound) - carpet, paints and finishes
- 3.25" colonial baseboards

### **Gourmet Kitchens:**

- 42" flat or raised panel hardwood cabinets with 2" crown mould on uppers and cabinet over refrigerator
- 3cm granite countertops
- Ice maker line at refrigerator
- Stainless steel free-standing range
- Stainless steel dishwasher
- Stainless steel microwave
- Ceramic tile flooring (includes adjoining eating area)
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with vegetable sprayer
- Kitchen pantry
- Ceramic tile backsplash set diagonal
- Under-mount 8" deep, 50/50 double bowl stainless steel sink

### **Luxurious Bathrooms:**

- Ceramic tile flooring in master, powder and secondary baths
- Ceramic tile shower surround on walls set straight
- Marlana vanity countertops in master and secondary baths
- Dual sinks in master and secondary baths (per plan) with double handle faucets
- Delta® Windemere tub and shower faucets in chrome
- Temperature controlled high performance shower valves
- Vented exhaust fans in all bathrooms to exterior
- Ceramic shower enclosure with seat in master bath (per plan)
- Lighting fixtures and hardware in brushed nickel
- 36" height vanities with flat panel hardwood cabinets
- Elongated commode in all bathrooms

### **Exterior Features:**

- New, flexible floorplans with beautiful curb appeal
- High performance-reflective, Low-E vinyl windows with a tilt-in feature for easy cleaning
- Divided light front windows (per plan)
- 6'8" panel textured and stained fiberglass front door with deadbolt
- 25-year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- Concrete driveways and patios
- 6' privacy fence with steel posts and gate (lot permitting)
- Full sprinkler system
- Full sod
- Covered back patio
- 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 splash blocks

### **Electrical:**

- 3 CAT 5e phone outlets and 3 RG6 cable outlets
- Toggle switches throughout
- Square D electrical panel-200 amp
- Ceiling fan with light kit included in family room and master bedroom
- 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)
- Raised panel insulated garage door
- Garage door opener pre-wire
- 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
- Pex® plumbing system
- High performance water saving plumbing fixtures
- Energy efficient 50 gallon electric hybrid water heater
- 15 SEER with heat pump
- 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:**

- 3rd car garages
- Media room (per plan)
- Fireplace
- Appliances: single wall oven, double oven, refrigerator & washer/dryer
- Abundant flooring, cabinet and countertop options
- Window coverings
- Garage door openers

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

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