

## VISTAS OF AUSTIN

### **INTERIOR DETAILS**

- Ceramic tile (level 1) laid straight in wet areas
- Designer two panel interior doors
- PPG latex flat paint in designer colors
- Monterrey drag textured walls with straight corners
- Shaw brand carpeting with “Stain Safety”
- Two ceiling fans (family room and owner’s suite) and 1 ceiling fan in game room (where applicable) for added comfort
- MDF 3-1/4” baseboards with 2-1/4” door casing

### **STYLISH KITCHEN**

- Granite kitchen countertops (level 1) with ceramic tile backsplash laid straight (level 1)
- Stainless steel appliance package including microwave, dishwasher, and gas range
- 50/50 stainless steel 10” deep undermount sink
- 36” oak upper cabinets

### **LUXURIOUS BATHS**

- Moen faucet fixtures
- Acrylic tub for ease of cleaning, per plan
- White elongated commodes in owner’s suite, round commode in all secondary baths
- Corian vanity tops with porcelain undermount rectangular sinks
- Clear glass in all bathroom windows with optional rain glass feature
- Ceramic wall tile surrounds in owner’s suite and secondary baths (level 1) up to 72” above finished floor
- Plate glass 36” mirror in all full baths

### **ENERGY SAVINGS**

- Energy efficient, insulated vinyl windows with low-E glass
- 16 SEER with 80% A.F.U.E. gas furnace Lennox or equal for added comfort and lower utility cost
- Insulation R-13 Batts of R-15 Batts per code, R-38 blown at flat ceilings, R-22 Batts at sloped ceilings
- Radiant barrier roof decking
- Two-phase Polycel Sealant to reduce air infiltration

### **LANDSCAPING**

- 6’ cedar privacy fence per plot plan location for added security and family fun
- Beautifully landscaped to include seasonal shrubs, two trees, and sod in front and rear yards
- Full irrigation system

### **QUALITY CONSTRUCTION**

- 10-year foundation and structural warranty with foundation stress verification inspection for quality assurance
- To protect against invading pests and termite infestation, Boracare is applied to exterior frame and home is equipped with Taexx tube in-wall pest control system
- 6’8” exterior front doors
- Full gutters
- See your New Home Specialist for a complete list of options included in a specific inventory home