

# Marcello Lakes *Included Features*

## Interior Design Features

- Ceramic tile flooring in entry, kitchen, breakfast, utility room and all bathrooms
- 36" direct-vent remote controlled gas fireplace with tile surround
- Stair rails with stained handrails and metal balusters at stair steps
- 8' raised two-panel interior doors on first floor
- White accented volume ceilings
- Monterrey drag texture on walls & ceiling
- Rounded sheetrock corners\*
- Plush carpet with quality 1/2" 5 lb. pad
- Wood shelving in all closets and kitchen pantry\*
- 2" faux wood blinds
- Built-in shelf with hanging rod in laundry room\*
- Choice of 6 designer interior paint colors
- Mud rooms with hooks and storage bench\*

## Gourmet Kitchens

- Kitchen island\*
- 3cm granite countertops with 4 choices of edge style
- Stainless steel undermount 60/40 sink with Moen SpotResist™ faucet with vegetable sprayer
- High capacity food disposal unit
- 42" flat panel custom cabinetry with adjustable shelving, crown moulding and choice of color
- 7/8" extension self-close undermount drawer guides
- Ceramic tile backsplash laid on diagonal
- Concealed electric outlets underneath upper cabinets\*
- Whirlpool stainless steel appliances matching kitchen package including 30" electric oven, vented microwave over gas cook top and dishwasher

## Luxurious Bathrooms

- 36" cabinets in master
- 7/8" extension self-close undermount drawer guides
- Master Tub: tub & separate shower with 12x12 ceramic tile surround to match flooring\*
- Master Bath: Double wave cultured marble countertops
- Medicine cabinet in master bath\*
- Cultured Marble countertops in all secondary baths
- Elongated commodes in all baths
- Satin Nickel Moen® faucets in master bath
- Satin Nickel bath accessories and lighting fixtures
- Rain glass in all master bath windows\*

## Energy Efficiency Features

- Environments for Living® certified with energy usage guarantee\*
- Vinyl double paned insulated Low E windows
- Tech Shield radiant barrier
- Goodman® energy saving HVAC system with 16+SEER rating
- Jumper ducts or dual returns in all bedrooms\*
- Fresh air intake and media filter for HVAC system
- R-13 insulation in exterior walls
- R-22 insulation in sloped ceiling areas
- R-30 insulation in flat ceilings
- High efficiency energy saving gas heating system with electronic ignition
- High efficiency energy saving gas water heater
- Heat reflecting mylar coated R-6 coated ducts
- Ridge vent and air hawk ventilation combined with continuous soffit attic ventilation
- Zoned air conditioning\*
- Honeywell WiFi - Programmable first and second floor thermostats\*

## Lighting, Electrical and Technology

- Brushed nickel light package
- Recessed can lighting\*
- 5-blade ceiling fans with light kit in master bedroom, family room and game room
- Blocked and wired for ceiling fans in all secondary bedrooms, study and patio
- Decora rocker-panel light switches
- Three combo phone(CAT5) and cable outlets (RG6)
- Both electric and gas dryer connections

## Princeton Classic Homes Quality Programs

- Home of Texas 10-Year limited home warranty plan
- Pre-construction meeting with home builder
- Pre-sheet rock meeting with home builder
- Pre-closing meeting with home builder
- Two consultation appointments with interior designer at our design gallery
- Home security and technology appointment with builder program expert

# *Included Features*

## **Exterior Design Features**

- 8' Craftsmen style door
- Satin Nickel exterior door hardware
- Coach light at front and back doors
- 10' x 10' concrete back patio or covered patio\*
- Four sides brick on first floor\*\*
- Divided light window pattern on front elevation\*
- Fully-sodded front and back yard
- Front yard landscape package with oak tree
- Full irrigation system with rain sensor
- Choice of designer-selected exterior color schemes

## **Construction Features**

- Engineered and individually inspected post tension foundation
- Acme kiln-fired clay brick on all homes
- Cemplank by JamesHardie® masonry trim and soffit
- Atlas Architectural shingles
- 3 exterior hose bibs
- Lubrizol "FlowguardGold" CPVC
- Automatic garage door opener with remotes - My Q Technology
- 3 exterior GFI electric outlets
- Seamless aluminum gutters on front of home\*
- Insulated water pipes on outside walls

## **Security Features**

- Privacy deadbolts on all exterior doors
- Smoke detectors in all bedrooms
- Full alarm system with key pad at garage entry
- Carbon monoxide detector\*