

# Marcello Lakes Marquis *Included Features*

## Interior Design Features

- Ceramic tile flooring in entry, kitchen, utility room and all bathrooms
  - Tile base trim with mitered edges in all baths and utility room
- Raised two-panel interior doors
- Volume ceilings:
  - 9' sloping to 10' ceiling height on one-story homes\*
  - 9' first floor ceiling height with 8' to 9' second floor ceilings on two-story homes\*
- 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 schemes
- Mud rooms with hooks and storage bench\*
- 36" Direct Vent Fireplace

## Gourmet Kitchens

- Granite kitchen countertops with 3 cm edge
- Under mount 60/40 bowl stainless steel sink with high-capacity food disposal unit
- Moen Chrome faucet
- Ceramic tile backsplash laid on diagonal
- 42" flat panel custom cabinetry with adjustable shelving, crown moulding and choice of color
- 7/8" extension self-close under mount drawer guides
- Whirlpool energy efficient dishwasher
- Whirlpool extra-large 30" gas range with oven
- Whirlpool vented microwave

## Luxurious Bathrooms

- 36" cabinetry in master bath
- 7/8" extension self-close under mount drawer guides
- 42" x 60" soaker tub with separate shower in master bath with 12x12 ceramic tile surround to match flooring
- Obscured tempered glass in master bath window
- Cultured marble vanity tops with 4" splash
- Rectangular wave bowl sinks in all bathrooms
- Steel tub with ceramic tile surround in secondary baths
- Elongated commodes in Master & Powder Bathrooms
- Cabinetry in secondary bathrooms
- Moen Chateau Chrome plumbing fixtures in all bathrooms
- Pedestal sink in powder room

## Security Features

- Privacy deadbolts on all exterior doors
- Smoke detectors in all bedrooms
- Exterior lighting\*
- Full alarm system\*
- Carbon monoxide detector\*

## Lighting, Electrical and Technology

- Brushed nickel light package
- Recessed can lighting\*
- Ceiling fans with light kit in master bedroom, family room, and game room\*
- Three combo phone (CAT5) and cable outlets (RG6)
- Prewired for garage door opener
- Three Exterior GFI electric outlets

## 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 thermostats - first and second floor\*

## Legend 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
- Consultation with interior designer at our design gallery
- Home security and technology appointment with builder program expert

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## *Included Features*

### **Exterior Design Features**

- Coach light at front and back door
- 6'8"- 6 panel fiberglass front door
- Covered Rear Patio\*
- Divided light window pattern on front elevation\*
- Fully-sodded front and rear yard
- Rear landscaping on lake lots\*
- Front yard landscape package with oak tree (Per Community)
- Choice of designer exterior color schemes

### **Construction Features**

- Wind storm engineered
- Engineered and individually inspected post tension foundation
- Third party prescriptive inspection before brick
- Acme brick and stone\*
- Cemplank by James Hardie® masonry siding
- Two exterior hose bibs
- Lubrizol Flowguard Gold CPVC
- Seamless aluminum gutters on front of home\*
- Insulated water pipes on outside walls
- Atlas Architectural Shingles