

TERRACES OF LAS COLINAS

Interior Features

- Raised-panel Carrera style interior doors
- Wrought iron railing and box newel posts (per plan)
- Satin nickel finish lighting fixtures
- Schlage® Dexter satin nickel door knobs
- Wireless security system with keypad and motion detector
- Hand-laid ceramic tile in entry, kitchen, breakfast, utility, all baths, and garage entry
- Seasonal owner's closet racks
- Deluxe trim package includes 3 1/2" door casing and baseboards
- Rounded sheetrock wall corners throughout
- Ceiling fans in owner's bedroom and family room
- Dramatic ceiling heights (per plan)
- 5 lb. carpet padding
- Choice of four interior wall paint colors
- Full extension drawer guides throughout home

Luxurious Bathrooms

- High 36" vanity heights in owner's and secondary bathrooms
- Granite vanity countertops and porcelain oval undermount sinks in owner's and secondary baths
- 42" high mirror in owner's and secondary baths
- Pedestal sink in the powder bath
- Semi-frameless glass enclosed shower in owner's bath with back-to-back pull handle and matching ceramic tile surround
- Elongated commode in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all bathrooms
- Delta® Woodhurst chrome faucets in all baths

Deluxe Kitchens

- Polished and sealed granite countertops
- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" site upper cabinets with choice of raised or flat panel doors, hidden hinges, crown molding, and full extension drawer guides
- Staggered-height cabinetry over refrigerator and cooktop
- Stainless steel appliances
- Drop in gas cooktop with sealed burners
- Self-cleaning built-in oven
- Built-in microwave
- 400 CFM ventahood with cabinet cover
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Disk lighting

Electrical

- Structured-wire panel with one CAT5E and three RG6 pre-wires, one Demarc pull, one voice module, one video module, and network switch
- Two outside waterproof electrical outlets
- GFCI outlets in kitchen, bathrooms, garage and exterior
- Disk lighting in the kitchen, utility, garage owner's closet, pantry and walk-in closets
- Ceiling fans in owner's bedroom and family room
- Ceiling fan speed control switch in the family room
- Secondary bedrooms and game rooms are blocked and wired for ceiling fans
- Rocker light switches
- Decorative light fixture at rear garages

We have many other options to choose from. Please see your Community Sales Manager for additional information.

www.cbjenihomes.com

Terraces of Las Colinas | (214) 930-1328 | 566 Cobblestone Lane | Irving, TX 75039



This sheet is for illustrative purposes only and is subject to change at any time without notice. Floorplans and included features may vary according to alternate style selected and are subject to change without notice. Changes to standard features may not be incorporated in completed inventory homes or homes under construction due to retrofit expenses. Optional items indicated are available at additional cost. Some manufacturer warranties are non-transferable. 8.18.20 BK

TERRACES OF LAS COLINAS

Energy Saving Features

- R-38 blown in ceiling insulation
- R-15 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in both sides of party wall
- Tankless water heater
- DensGlass® shaftliner is installed in party wall - provides a two hour firewall and noise resistance
- 16 SEER Performance Lennox® HVAC System with a ten year parts warranty
- Radiant barrier roof decking (per specs)
- State-of-the-art PEX plumbing
- Polyseal on all base plates and rough openings
- Low-E double pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Soffit and roof vents to ensure proper ventilation
- Insulated garage door
- Zoned heating and air
- Wi-Fi Thermostats with smart phone access
- Cost effective natural gas heating

R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.

Optional Features to Personalize Your Home

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades

Exterior Features

- 8' tall stained front entry door
- Stone and brick elevations with buff mortar
- American-made clay-fired brick
- Decorative standing seam metal roof accents (per plan)
- Balconies and stained cedar accents (per plan)
- Cast stone address blocks
- Schlage® Barcelona oil-rubbed handleset on front entry door
- Garage door opener with two remotes
- Interior painted garages
- Metal gutter system including downspouts
- Yards fully landscaped (per plan)
- Sprinkler system (per plan) maintained by the HOA
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® cementitious siding fascia and soffit vents
- Two frost-proof hose bibs

Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction, studs 16" on center
- Borate termite treatment at baseplates
- Engineered post-tension slab foundation
- Zip Wall® system provides a moisture barrier and additional structural support
- Engineered AdvanTech® subfloor
- State-of-the-art PEX plumbing
- TAEXX® in-the-wall pest defense system
- Interior fire sprinkler with cabinet cover (location per plan)
- Ten year transferable (1-2-10) new home warranty administered by StrucSure for your peace of mind

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TERRACES OF LAS COLINAS - FRONT ENTRY

Interior Features

- Raised-panel Carrera style interior doors
- Wrought iron railing and box newel posts (per plan)
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Wireless security system with keypad and motion detector
- Metal closet rods, seasonal owner's closet racks
- Deluxe trim package includes 5¼ baseboards downstairs
- Rounded sheet rock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Full extension cabinetry drawer guides
- Utility room cabinetry and mud bench storage (per plan)

Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with shaker style doors
- Rectangular undermount sinks in owner's and secondary baths
- Pedestal sink in the powder bath
- Framed mirrors in owner's bath and powder bath
- Owner's shower includes semi-frameless glass enclosure, ceramic tile walls, and a back-to-back pull-handle
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Delta® Ashlyn chrome faucets in all baths

Deluxe Kitchens

- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" cabinets with staggered projections, hidden hinges, crown molding, and shaker door fronts
- Whirlpool® stainless steel appliances
- Five burner smart gas range oven with touch screen controls and gas iron grate
- Microwave oven vented to exterior
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Under cabinet lighting, pendant lights over island, and disk lighting (per plan)
- Cabinet package includes pot and pan drawers, trash roll-out compartment, cookie tray dividers, and flip trays at sink

Exterior Features

- American-made clay-fired brick with buff mortar
- 8' tall entry door
- Cast stone address blocks
- Schlage® Connect smart deadbolt in oil rubbed bronze finish
- Garage door opener with two remotes
- Seamless metal gutter system, including downspouts
- Yards fully landscaped
- Sprinkler system (per plan) maintained by the HOA
- Two frost-proof hose bibs
- Laminated shingles with limited lifetime manufacturer warranty
- HardiePlank® siding trim and vented soffit panels with 30 year manufacturer warranty
- Disk light at covered front porch
- Concrete patio approximately 96 square feet
- Board on board stained fence with metal posts and gate

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TERRACES OF LAS COLINAS - FRONT ENTRY

Smart Home Automation and Electrical

- Clare Smart Home™ - simple control of your whole home with one app, automated lighting capability for family room and kitchen
- Doorbell camera
- Integrated security - control your security system from your smart phone, notification of intrusion
- Integrated garage door - control your garage door from your smart phone, real time alerts when door opens or closes
- Whole home CAT6 wired
- HDMI bundle to make mounting a TV in your family room simple
- Enhanced Wi-Fi network to eliminate dead spots in the home and keep your devices connected
- Structured wiring package includes five TV outlets, three phone outlets, one voice module, one video module, one network switch, and one Demarc pull
- Ceiling fans in owner's bedroom, family room, and game room
- Secondary bedrooms are blocked and wired for ceiling fans
- Rocker light switches
- Two outside waterproof electrical outlets
- Disk lighting in kitchen, dining, utility, owner's closets, loft, and game room (per plan)

Designer Packages

- Designer flooring and countertop packages are included
- Packages for each home include luxury vinyl plank flooring downstairs with upgraded tile and upgraded carpet in other areas
- Granite, quartz, or dolomite countertops are typical of what is selected for the kitchen and full baths

Quality Construction Features

- Quality kiln dried lumber throughout
- On-site construction, studs 16" on center
- Borate termite treatment at baseplates
- Engineered post-tension slab foundation
- AdvanTech® engineered subfloor
- State-of-the-art PEX plumbing system
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system
- Ten year transferable (1-2-10) new home warranty administered by StrucSure for you peace of mind

Energy Saving Features

- R-38 blown in ceiling insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in shared party walls (double insulation)
- DensGlass® shaftliner is installed in party wall - provides a 2 hour firewall and noise resistance
- 16 SEER Performance Lennox® HVAC System with 10 year parts warranty
- Tankless water heater
- Radiant barrier roof decking (per specs)
- Polyseal on all base plates and rough openings
- Low-E double-pane insulated frame vinyl windows with tilt-out sash for easy cleaning
- Insulated carriage style garage door
- Zoned heating and air
- Programmable Wi-Fi thermostat with smart phone access
- Cost effective natural gas heating

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