

## THE CANALS AT GRAND PARK

### Interior Features

- 8' tall raised-panel carrara doors downstairs
- Contemporary wrought iron balusters and box newel posts (per plan)
- Satin nickel lighting fixture package
- Schlage® Stratus satin nickel door knobs
- Wireless security system with keypad, motion detector and siren
- Hand-laid ceramic tile in entry, kitchen, breakfast, utility, and baths
- Metal closet rods, seasonal master closet racks (per plan)
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Cabinets include full extension drawer guides
- Choice of four interior paint colors

### Luxurious Bathrooms

- High 36" vanity heights in master and secondary baths with raised or flat panel cabinet doors
- Granite countertops undermount sinks in master and secondary baths
- Over-sized master shower with semi-frameless glass, shower seat, and back-to-back pull-handle (per plan)
- Obscure window in the master bath (per plan)
- 42" high mirror in master and full baths
- Secondary bathtubs include ceramic tile surround with shampoo shelf
- Elongated commodes in all baths
- Vented exhaust fans
- Hand-laid ceramic tile flooring
- Delta® Woodhurst chrome faucets
- Pedestal sink in the powder bath

### Deluxe Kitchens

- Polished and sealed granite countertops
- Stainless steel undermount sink
- Hand-laid ceramic tile flooring and backsplash
- Custom 42" site finished raised panel or shaker style upper cabinet doors, hidden hinges, and crown moulding
- Staggered height cabinetry over refrigerator and cooktop
- Stainless steel Whirlpool® appliances
- Sealed burner 30" gas cooktop with built-in self-cleaning oven below
- Built-in wall microwave
- 400 CFM venthood, vented to the exterior with cabinet cover
- Delta® Trinsic pull-out single handle faucet in chrome
- Disk lighting in kitchen (per plan)

### Electrical

- Structured wiring panel with one voice module, one video module, one Demarc pull, three RG6 TV outlets, and one CAT5E phone outlet
- Ceiling fan speed control switch in the family room
- Ceiling fans in master, family room, and game room
- Secondary bedrooms are blocked and wired for ceiling fans
- Disk lighting in kitchen, flex rooms, dining, lofts, pantry, utility, walk-in closets, and garage
- Two coach lights at front elevation
- Rocker light switches throughout the home

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

[www.cbjenihomes.com](http://www.cbjenihomes.com)

**The Canals at Grand Park | (214) 662-5202 | 7464 Atlas Drive | Frisco, TX 75034**



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. 3.5.20 BK

## THE CANALS AT GRAND PARK

### Energy Saving Features

- Tankless gas hot water heater
- 16 SEER Performance Lennox® HVAC System with a ten year parts warranty
- Wi-Fi Thermostat with remote smart phone access
- Radiant barrier roof decking (per specs)
- R-38 blown in ceiling insulation
- R-22 insulation in sloped ceilings
- R-13 exterior wall insulation
- R-11 in shared party walls (double insulation)
- DensGlass® shaftliner installed in party wall - provides a two hour firewall
- Architectural shingles with limited lifetime warranty
- State-of-the-art PEX plumbing
- Polyseal on all base plates and rough openings
- Low-E double pane insulated vinyl windows with tilt-out sash for easy cleaning
- Water saving Delta® plumbing fixtures
- Insulated garage door
- Zoned heating and air

### Exterior Features

- 8' tall front entry door (style per elevation)
- Hand-laid brick pavers on front porches
- Cast stone address blocks or plaques (per plan)
- Schlage® Barcelona oil-rubbed bronze handleset on front entry door
- Garage door opener with two remotes
- Full metal gutter system, including downspouts
- Yards fully landscaped (per plan)
- Sprinkler system maintained by the HOA
- Architectural shingles with limited lifetime warranty
- HardiePlank® siding, fascia, with 30 year manufacturer's warranty (per building elevation)
- American-made clay-bricks with buff mortar or painted brick (per building elevation)
- Standing seam metal roof (per elevation)
- Two coach lights at front
- Concrete courtyard patios with pre-stained fence and gate
- Two frost-proof hose bibs

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

### Optional Features to Personalize Your Home

- Master bathroom options
- Pocket office options
- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Interior painted garage
- Study option includes 8' pine french doors and ceiling fan

### Quality Construction Features

- DensGlass® shaftliner installed in party wall - provides a two hour firewall
- Quality kiln-dried lumber throughout
- On-site construction, studs 16" on center
- Borate termite treatment installed on wood framing at foundation
- Engineered post-tension slab foundation
- Frame is anchored to the foundation with steel anchor bolts
- Zip Wall® system provides a moisture barrier and additional structural support
- AdvanTech® engineered subfloor system
- Ten year transferable new home warranty administered by StrucSure® for your peace of mind

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