

THE VILLAGE AT TWIN CREEKS

Interior Features

- Raised panel Carrera style interior doors
- Satin nickel finish lighting fixtures
- Schlage® satin nickel door knobs
- Wireless security system with keypad and motion detector
- Hand-laid ceramic tile in front entry, garage entry, kitchen, breakfast, utility and baths
- Metal closet rods, seasonal owner's closet racks
- Deluxe trim package includes 5" baseboards downstairs
- Rounded sheetrock wall corners
- Ceiling fans in owner's bedroom and family room
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Choice of four interior wall paint colors
- Full extension cabinetry drawer guides

Deluxe Kitchens

- Polished and sealed granite countertops
- Double bowl stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" stained upper cabinets with hidden hinges, crown molding, and choice of raised or flat panel doors
- Staggered height cabinetry detail
- Stainless steel appliances
- Self-cleaning gas range
- Microwave oven vented to exterior
- Delta® Trinsic chrome single handle pull-out faucet
- LED disk lighting (per plan)

Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with choice of raised or flat panel doors
- Polished and sealed granite vanity tops with porcelain oval undermount sinks in owner's and secondary baths
- Pedestal sink in the powder bath
- 42" high mirrors in owner's and secondary baths
- Elongated commodes in all baths
- Vented exhaust fans in all bathrooms
- Hand-laid ceramic tile flooring in all bathrooms
- Delta® Woodhurst chrome faucets in all baths
- Semi-frameless glass enclosed shower in owner's bath with back-to-back pull-handle and matching ceramic tile surround (Sutherland plan)
- Corner tub in owner's bath (Sutherland plan)

Electrical

- Two outside waterproof electrical outlets
- Structured wiring package includes one voice module, one video module, three RG6 TV out-lets, and one Cat5e phone outlet
- Disk lighting in kitchen, utility, garage, walk-in closets, front porch, and loft (per plan)
- Ceiling fan speed control switch in the family room
- Ceiling fans in owner's bedroom and family room
- Secondary bedrooms and game rooms are blocked and wired for ceiling fans

Please see your Community Sales Manager for additional information.

www.cbjenihomes.com

The Village at Twin Creeks | (469) 744-4096 | 1002 Switchgrass Lane | Allen, TX 75013



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

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Energy Saving Features

- R-38 blown in ceiling insulation
- R-13 exterior wall insulation
- R-22 in sloped ceilings
- R-11 in both sides of party walls (double insulation)
- DensGlass® shaftliner is installed in party wall (provides a two 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 garage door with carriage hardware
- Zoned heating and air
- Wi-Fi thermostat with Smart phone access
- Cost effective natural gas heating
- State-of-the-art PEX plumbing
- Soffit and roof vents to ensure proper ventilation
- Water saving Delta® plumbing fixtures
- Limited lifetime warranty roof shingles

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
- Owner's shower in lieu of tub (per plan)
- Second sink in owner's bathroom (per plan)
- Interior painted garage
- Open railing at stairway (per plan)

Exterior Features

- Salt finish front porch
- Salt finish lead-walk and driveway
- Stone and brick elevations
- Stone work laid with buff mortar
- Stained or painted 8' tall fiberglass front entry door
- American-made clay-fired brick
- Cast stone address blocks
- Schlage® Barcelona handle set on front entry door
- Garage door opener with two remotes
- Metal gutter system, including downspouts
- Yards fully landscaped (per plan)
- Sprinkler system (per plan) maintained by the HOA
- Two frost proof hose bibs
- Limited lifetime architectural roof shingles
- HardiePlank® cementitious siding with 30-year manufacturer warranty
- Board-to-board six foot stained cedar fence with top cap, metal posts, and gate
- Concrete patio approximately 96 Sq. Ft.

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 your peace of mind

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