

## SUNSET PLACE

### Interior Features

- Contemporary wrought iron stairway balusters (Sutherland plan)
- 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 entry, kitchen, breakfast, utility, and baths
- Metal closet rods, seasonal owner's closet racks
- 3 1/2" baseboard trim and door casing
- Rounded sheetrock corners throughout
- Dramatic ceiling heights (per plan)
- 5 lb. carpet padding
- Choice of four interior wall paint and trim colors
- Full extension drawer guides

### Electrical

- Two outside waterproof electrical outlets
- One phone and two TV/LAN outlets
- Disk lighting in the kitchen, utility, garage, owner's closet, front porch, and loft (per plan)
- Ceiling fans in owner's suite and family rooms
- Ceiling fan speed control switch in the family room
- Secondary bedrooms and game rooms blocked and wired for ceiling fans
- Rocker light switches throughout home

### Deluxe Kitchens

- Polished and sealed granite countertops
- Double bowl stainless steel undermount sink
- Custom 42" site finished upper cabinets with hidden hinges and crown molding
- Choice of raised or flat panel cabinet doors
- Hand-laid ceramic tile backsplash
- 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

- High 36" vanity heights in owner's bath and secondary bathrooms
- 2 cm granite vanity tops in owner's bath and secondary baths with oval porcelain under-mount sinks
- 42" high mirrors in owner's bath and secondary bathrooms
- 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)
- Pedestal sink in the powder bath
- 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 bathrooms

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

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

Sunset Place | (214) 784-5549 | 2757 Starburst Drive | Little Elm, TX 75068



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. 8.17.20 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 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
- Water saving Delta® plumbing fixtures
- Insulated garage door with carriage hardware
- Zoned heating and air
- Wi-Fi Thermostats with Smart phone access
- Cost effective natural gas heating
- Limited lifetime warranty roof shingles

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

### Quality Construction Features

- Quality kiln-dried lumber throughout
- On-site construction, studs 16" on center
- Engineered post-tension slab foundation
- BORA-CARE® termite treatment applied to base plates
- Zip Wall® system provides a moisture barrier and additional structural support
- Ten year transferable (1-2-10) new home warranty administered by StrucSure for your peace of mind

### Optional Features to Personalize Your Home

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Wrought iron railing (per plan)
- Owner's shower in lieu of tub (per plan)
- Second sink in master bathroom (per plan)
- Interior painted garage

### Exterior Features

- 8' tall stained fiberglass front entry door
- Stone and brick elevations
- Stone work laid with buff mortar
- American-made clay-fired brick
- Cast stone address blocks
- Schlage® Barcelona handleset 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
- Limited lifetime architectural roof shingles
- HardiePlank® cementitious siding (30 year manufacturer's warranty)
- Two frost-proof hose bibs
- Board-on-board stained spruce fence with metal posts and gate
- Concrete patio approx. 96 sq. ft.

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