

## TERRACES OF LAS COLINAS - REAR ENTRY

### 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 master closet racks
- Deluxe trim package includes 3 1/2" door casing and baseboards
- Rounded sheetrock wall corners throughout
- Ceiling fans in master 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 master and secondary bathrooms
- Granite vanity countertops and porcelain oval undermount sinks in master and secondary baths
- 42" high mirror in master and secondary baths
- Pedestal sink in the powder bath
- Semi-frameless glass enclosed shower in master 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 venthood 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 master closet, pantry and walk-in closets
- Ceiling fans in master 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](http://www.cbjenihomes.com)

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



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## TERRACES OF LAS COLINAS - REAR ENTRY

### 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 master 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 master and secondary bathrooms with shaker style doors
- Rectangular undermount sinks in master and secondary baths
- Pedestal sink in the powder bath
- Framed mirrors in master bath and powder bath
- Master 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 master, 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, master 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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