

THE VILLAGE AT TWIN CREEKS

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
- Deluxe trim package includes 5" baseboards in downstairs rooms
- Rounded sheetrock wall corners
- Dramatic ceiling heights (per plan)
- 5 lb. carpet pad
- Full extension cabinetry drawer guides
- 8' tall mud bench at garage entry (per plan)

Deluxe Kitchens

- Stainless steel undermount sink
- Hand-laid ceramic tile backsplash
- Custom 42" cabinets with staggered projections, hidden hinges, crown molding, and slab door fronts
- Cabinet package includes pot and pan drawers, trash roll-out compartment, cookie tray dividers, and flip trays at sink
- Designer coordinated cabinet hardware installed on door and drawer fronts
- Stainless steel appliances
- Five burner gas range
- Microwave oven vented to exterior
- Delta® Trinsic pullout single handle faucet in chrome (with vegetable sprayer)
- Under cabinet lighting and disk lighting (per plan)

Designer Packages

- Designer flooring and countertop packages are included
- Granite or quartz countertops are included in the kitchen, owner's bath, and full bath
- Packages for each home include luxury vinyl plank flooring downstairs with upgraded large format tile and upgraded frieze carpet in other areas

Smart Home Automation and Electrical

- Wireless security system with keypad and motion detector
- HDMI bundle to make mounting a TV in your family room simple
- Enhanced WiFi network to minimize dead spots in the home and keep your devices connected
- Structured wiring package includes five TV outlets and two phone outlets
- Ceiling fans in owner's bedroom and family room
- Secondary bedrooms and game room are blocked and wired for ceiling fans
- Two outside waterproof electrical outlets
- Disk lighting in kitchen, utility, owner's closets, and loft (per plan)
- Rocker light switches

Please see your Community Sales Manager for additional information.

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.
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Luxurious Bathrooms

- Custom 36" high cabinet vanity heights in owner's and secondary bathrooms with slab door fronts
- Designer coordinated cabinet hardware installed on door and drawer fronts
- Rectangular undermount sinks in owner's and secondary baths
- Pedestal sink in the powder bath
- Framed mirror in 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® Woodhurst chrome faucets in all baths

Exterior Features

- Salt finish driveways; lead walks and front porches
- American-made clay-fired brick
- Buff mortar at stone areas
- 8' tall fiberglass entry door
- Cast stone address blocks
- Schlage® Barcelona oil rubbed handle set on front entry door
- 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
- Architectural roof shingles with limited lifetime warranty
- HardiePlank® siding trim and vented soffit panels with 30 year manufacturer warranty
- Painted garages

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

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

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