

## CREEKSIDE AT COLLEYVILLE

### QUALITY CONSTRUCTION

- Engineered structural framing inspected and certified on every home
- 4" post-tension slab on grade engineered per lot
- Borate treatment and Taexx® pest defense system
- Inspections performed by experienced internal and external professionals at multiple stages of the construction process
- One-year workmanship and materials; two-year mechanicals; and 10-year structural warranty provided by a third-party warranty company

### ENERGY EFFICIENCY

- Certified to Green Built™ Texas Standards for water efficiency, indoor air quality and energy efficiency
- Third Party Testing and Inspections of insulation, HVAC system, duct system and seal of building envelope to assure energy efficiency in each home
- Complete Lennox® 16 SEER HVAC System with 80% AFUE gas furnace, external fresh air ventilation, multiple air returns
- Dual pane vinyl windows with Low-E high performance glass with argon gas
- Radiant Barrier Roof Decking to reduce solar heat entry
- Rheem® RTG Series Tankless Water Heater(s) for continuous hot water and energy efficiency
- Freeze-resistant and energy efficient Zurn® PEX water supply system
- Blown-In-Blanket System (BIBS®) in exterior walls that completely fills the wall cavity to increase thermal efficiency
- R-38 blown fiberglass in accessible attic areas combined with batt insulation in inaccessible areas combined with the BIBS® in exterior walls to achieve "Grade 1" Insulation installation rating

### SMART HOME TECHNOLOGY

- Sophisticated Wi-Fi pre-wiring package, making it easy for smart home devices to be connected throughout the home
- 5.1 surround sound pre-wire in family room or 7.1 surround sound pre-wire in media room (per design)
- Google Nest Learning Programable Wi-Fi Thermostat(s)
- Ring Elite Video Doorbell
- Whirlpool Connected Smart Oven
- Control4 CA-1 Home Automation Controller
- Two smart enabled wireless dimmer light switches, making it easy to schedule and control interior or exterior lights remotely
- SmartLink® Irrigation System
- LiftMaster® Wi-Fi enabled garage door openers
- Kwikset® SmartCode Electronic Deadbolt with Zigbee WiFi Technology

### DESIGN CENTER

- Six (6) hours of complimentary design center services to complete your selections and personalize your home
- Complimentary meetings with an audio, security and home automation professional when you purchase a design to build home



# CREEKSIDE FEATURES

INCLUDED HOME FEATURES

## CREEKSIDE AT COLLEYVILLE

### EXTERIOR FINISHES

- CertainTeed® Landmark® Algae-Resistant Max Def Shingles with industry-best limited lifetime warranty and galvanized drip edge roof
- Hand selected color schemes selected by a professional colorist
- Impressive 8' solid Mahogany front door (42" wide) with a choice of styles
- Insulated Smart Trim garage doors
- 6' pre-stained cedar fence with top cap, metal posts and 2 gates
- Buff Mortar with King-size clay bricks
- Generous landscaping package
- Full yard zoned irrigation system with separate zones for grass and bedded areas (includes rain/freeze sensor)
- Bermuda grass yard
- Salt finished driveway, lead walk and patio (rear)
- Insulated Fiberglass patio doors

### INTERIOR FINISHES

- 8' solid core first floor interior doors with a choice of styles
- Rounded interior corners
- Heatilator 42" direct vent with fixed glass fireplace; includes logs and outside air kit
- FranklinBrass® Satin Nickel Bathroom Hardware
- Delta® faucets in all bathrooms, including 8" widespread faucets in Master and Powder baths
- Satin black metal balusters on stairways
- Kwikset® Satin Nickel Knobs throughout house
- 1/2" 6lb carpet pad with luxurious carpet
- Crown molding at Study and Foyer
- Garages finished out with texture, lighting, trimmed and painted
- Choice of clear or obscure window in master bath
- 7 ¼" base molding on 1st floor, 5 ¼" on 2nd floor and garage

### KITCHEN

- Custom cabinets with 42" upper to 10' tall, choice of door styles, and choice of stain or paint grade
- Choice of Stainless Chimney style hood or wood hoods
- Granite countertops with undermount stainless steel sink
- 3"x6" subway backsplash laid on brick joint
- Whirlpool stainless steel appliances
- 36", 6-Burner Gas Rangetop
- Built-in microwave
- Whirlpool hidden control, stainless tub Dishwasher
- Whirlpool Wi-Fi enabled SMART single oven
- Recessed lighting & island pendant lighting

### MASTER BATH RETREAT

- Granite countertops with undermount sinks
- 36" custom cabinets with choice of door styles and bank of drawers
- Delta plumbing fixtures and hardware
- 80" tall, framed clear glass showers

**The Tradition Continues**

TRADITIONHOMES.COM

\*\*Tradition Homes, LLC reserve the right to change products to a comparable or superior substitutes due to discontinuations, material delays or other similar types of reasons.\*\*