

# Buffington Texas Classic at Forest Oaks

## Included Features

### Quality Design

- 3000 PSI high performance concrete
- Post tension reinforced engineered slab
- Engineered Roof Trusses
- All wall framing 16" on-center
- 10-year Limited Warranty
- Pre Plumb for Water Softener Loop
- Professionally Engineered Web Floor Truss System

### Interior Features

- Professional Interior Design Consultant to Assist in Color and Option Selection Process
- 9 foot Ceiling Height on 1<sup>st</sup> and 2<sup>nd</sup> Floor
- Rounded Sheetrock Corners excluding windows
- **PPG-Pittsburgh Paint** Flat Interior Latex Walls and Semi-gloss Enamel Trim
- **Ceramic Tile in Entry Way**
- **Ceramic Tile in Kitchen/Breakfast, Utility Room, Master Bath, Master Commode, Powder Room, and Secondary Baths**
- Block and Wire for Ceiling fans in all Bedrooms, Family Room, Game Room, and Study
- Multi-Speed Reversible 5 Blade Brushed Nickel Ceiling Fan with light kit in Family Room, Game Room, and Master Bedroom
- Pre-wire for Security System
- Two (2) Pre-wire (CAT 5) for Telephone and Two (2) Pre-wire (RG-6) for TV in Family Room, Game Room, Study, Media Room, and all Bedrooms.
- Elegant Brushed Nickel Light Fixtures
- Pedestal Sink with Moen Brushed Nickel Faucet
- Raised Panel Interior Doors with Brushed Nickel Door knobs

### Master Bath Suite

- Luxurious Oversized Bath Soaker Tub with Cultured Marble Surround
- Separate Shower with Cultured Marble Surround and 42" x 36" pan
- Cultured Marble Vanity Tops with Double Sinks
- **Moen** Eva Brushed Nickel Fixtures
- 42" Height Mirrors with Polished Edge
- Elongated Commode

### Exterior Features

- **Acme Brick** -- 4 sides on 1<sup>st</sup> floor
- Cast Stone Address Blocks
- Professionally Landscaped Yards which includes Shrubs and Sodded Front and Side Yards with 2 Trees
- 10' x 10' Patios  
1-05-10 CWD Approval

- Weatherproof Electric Outlets in Front and Rear
- Exterior Hose Bibs Front and Rear
- Beautiful Insulated Raised 6 Panel Painted Fiberclassic Front Door
- 6 Foot Wood Privacy Fence with (1) Gate
- Stucco and Continuous Vented Soffit and Fascia for Low Maintenance Exterior
- 30-year Limited Warranty Shingles
- Gutters at Front Entry Only, per plan
- 2 Side Lights at Garage

### Gourmet Kitchen

- **Whirlpool Black Appliances** including 30" Gas Range with Self Cleaning Oven with Sealed Burners, Vented Microwave Vented to the Exterior, and Energy Saving Multi Cycle Dishwasher
- **Moen** Camerist Stainless Faucet with Pull out Spout
- 8" Deep Stainless Steel Sink
- 1/3 hp Disposal
- **42" Raised Panel** upper cabinets with crown molding in your choice of Four colors
- **3 CM Granite countertop** with 12" x 12" tile backsplash
- Islands per plan
- Spacious Pantries

### Energy Efficiency and Technology

- **Energy Star Certified**
- Double Pane Windows with Low E2 glazing
- Lennox 14 SEER with R-8 Ducts
- R-13 Insulation in All Exterior Walls( Excluding Garage)
- **R-38 Insulation** in Attic (R-22 in sloped Ceiling)
- 50-Gallon Gas Water Heater for up to 2 ½ Baths and 2-40 Gallon for 3 or more baths
- Pre-wire for garage door opener