

Stillwater Ranch

Horizon Series Standard Features

HIGH PERFORMANCE GREEN HOME

- EPA Energy Star rated home
- Build San Antonio Green certified home
- U.S. Department of Energy Builder's Challenge certification
- Spray foam insulation with closed, semi-conditioned attic system
- Energy-efficient Carrier 15.00 SEER, air conditioning system duct blaster tested to maximum 3.5% leakage
- Programmable thermostat, high efficiency MERV 10 filter & return air registers in each bedroom
- Home Energy Monitor
- Pre-plumb Water softener
- Continuous hot water with Noritz energy-efficient, tankless, gas water heater
- Viega Manabloc structured plumbing system
- Performance tested blower door test to maximum .25 cfm50 air infiltration rate
- Vinyl frame windows with double-pane, Cardinal Low E 366 glass to reduce solar heat gain
- Energy saving compact fluorescent bulbs with all light fixtures
- Smoke detectors & carbon monoxide detector
- Water saving, elongated Caroma dual flush toilets
- Jobsite waste reduction program reduces material to landfill by 67%

CONSTRUCTION FEATURES

- Professionally engineered foundation designed for each home site
- 10-year Home Builder's Limited Warranty
- Composition roof with 30 year limited warranty
- Acme brick four sides (per plan)
- 16" on center framing with finger-jointed wall studs for straighter walls
- Wayne Dalton insulated, raised panel garage door with opener
- LP Smart Trim fascia & trim with fiber-cement soffit
- Engineered Boise Cascade floor system with 3/4" OSB tongue & groove sub flooring
- Security system with motion detector
- Garage door opener
- Drapery blocking
- Cast stone address block

LANDSCAPING & SITEWORK

- Full landscape package with water saving Bermuda sod, 2 hardwood trees & native plants
- 6' cedar and spruce privacy fence at backyard with 3' gate and stain
- Covered porch at backyard per plan

INTERIOR FEATURES

- Shaw carpet with environmentally responsible recycled nylon content
- Ceramic tile floors at kitchen, breakfast, utility and all baths
- 9' ceilings 1st floor & 8' ceilings 2nd floor
- Crown moulding at 1st floor living areas
- Progress Lighting fixtures throughout the home with compact fluorescent light bulbs in satin nickel or Cobblestone finish
- Ceiling fan at family room & blocking for fans at all bedrooms
- Orange peel texture on all walls and ceilings with rounded corners on 1st floor
- PPG Monarch Low VOC interior paint
- Colonial door trim and 3 1/4" decorative baseboards
- 8' wood & glass front door
- Raised panel interior doors
- Kwikset satin nickel or Venetian bronze door knobs
- 2 cable TV outlets & 2 Category 5 telephone outlets

DESIGNER KITCHEN FEATURES

- Granite countertops with stainless steel undermount sink and tile back splash
- Whirlpool Energy Star appliance package: cooktop, oven, microwave, venthood (vented to exterior) & dishwasher
- Moen kitchen sink faucet with water saving 1.5 gpm aerator
- Recessed lighting
- Deep undermount, stainless steel sink with 1/3 hp disposal
- Cardell Patriot 42" raised panel cabinets with crown mould

DESIGNER BATH FEATURES

- Granite tops with undermount white sinks
- Dual vanities at master bath
- Elongated Caroma dual flush toilets
- Oversized tub and custom walk-in tile shower in master bath
- Tile surround at tubs in secondary baths
- Moen Brantford plumbing fixtures in satin nickel or bronze
- Pedestal sink at powder bath (per plan)
- Water saving 1.5 gpm aerators at vanities
- Wood medicine cabinet at master bath

COMMUNITY AMENITIES

- Recreation Center with Exercise Equipment, Pool and Sports Court
- Walking Trails
- Community Lake
- Open Green Spaces

Stillwater Ranch
210-807-3590

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