

David Weekley Homes

MEYER RANCH INCLUDED FEATURES

50' Homesites- Select Reserve Series

COMMUNITY FEATURES

- Thoughtfully designed master planned community
- The Haus community center features a fitness center, 3,000 sq. ft. resort-style swimming pool, splash pad, playground, firepit, event lawn, and putting green
- Additional community amenities include a dog park, green spaces, trail system, the historic Heimer House and monthly community events.
- Students attend highly acclaimed Comal ISD Schools

IMPRESSIVE EXTERIOR FEATURES

- Award winning designs with 3-4 sides masonry, per plan
- Durable fiber cement soffit and trim
- 8ft. Hand-stained hardwood, three light, reeded glass front door
- 8ft. Half lite rear entry door
- Cast limestone address block
- Two conveniently located exterior hose bibs
- Included garage door opener
- Fully landscaped front yard, designed for each homesite
- Fully landscaped front & rear yard with irrigation, designed for each homesite
- 6ft. Cedar privacy fence or metal fence, with one gate, per homesite requirements
- Whole home gutters, per plan

DISTINCTIVE INTERIOR FEATURES

- Spacious 8-14' ceilings, per plan
- 4 Traverse lights in the Family Room, per plan
- Recessed 5 panel interior doors
- Black matte interior door hardware- levers
- Included 2" faux wood cordless blinds
- Monterey drag textured ceilings and walls
- 1"x4" square door casing
- Rounded sheetrock corners, excluding windows
- Solid shelving in all closets w/ stained wood rods
- Rake style stairway with iron spindles and stained handrails and square newels, per plan

- Hand laid ceramic tile in bathrooms and utility
- Luxury Vinyl Plank flooring in all common areas
- Designer carpet with 3/8" 5lb pad in bedrooms, stairs, and retreats
- Reversible 5-blade ceiling fan with light kit in Owner's retreat and Family room
- Block and wire for fans in all bedrooms and back patio
- Whole home rocker switches
- Water softener pre-plumb
- 50-gallon natural gas water heater

GOURMET KITCHENS

- Frigidaire stainless steel appliance package:
 - Free standing, backless gas range
 - Built-in microwave and vent hood
 - Dishwasher
- 42" upper cabinets with crown molding
- Cabinet trash can pullout drawer
- Included matte black 5 5/16" cabinet hardware
- Quartz countertops with square edge
- 3"x12" Subway tile backsplash
- Stainless steel, single bowl, undermount sink
- Moen matte black, single lever pullout faucet
- 2-stage water filtration system at sink with coordinating fixture
- Walk-in pantry with solid shelving, per plan
- LED Traverse lighting, per plan
- Rocker switches throughout home
- Conveniently located electrical outlets
- Icemaker connection for refrigerator
- 1/3 hp Food disposal with dedicated switch

LUXURIOUS BATHS

- Quartz countertops with 4" backsplash
- 36" vanity mirrors with polished edges
- Black vanity lights, per plan
- Moen black matte plumbing fixtures
- Moen Posi-Temp pressure balancing shower valves
- Whole home elongated commodes

- Owner's Bath exclusive features:
 - Included Super Shower with mud-set 1.5" hexagon shower tile floor
- Dual rectangular under-mount sinks and single handle matte black faucets

THE WEEKLEY WAY

- Industry leading, multi-level 10-year transferable warranty
- MyDWHome.com, a personalized website for David Weekley Homebuyers to view construction status and progress photos
- Exclusive Homeowner Portfolio, a guide to the homebuilding process from loan application to warranty coverage
- Personal Builder™ program with weekly updates
- Three scheduled homebuyer meetings with your Personal Builder™ during the construction of your home
- Professional Design Consultant curated selections with onsite showroom
- New home orientation prior to closing, highlighting functions and features
- Warranty service meeting after closing with dedicated Warranty Service Manager
- 45+ years of home building experience
- Two-time winner of *Professional Builder* magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by *BUILDER* magazine
- Awarded Customer Service Champion by J.D. Power and Associates
- More than 800 design awards and counting...

VALUED CONSTRUCTION

- Advanced framing techniques with 2x6 exterior walls for enhanced structural integrity and insulation capabilities
- Engineered wind shear bracing on exterior walls
- Post tension foundation engineered for site specific soil conditions
- Taexx® in wall pest control system
- Treated bottom plates on interior and exterior walls of first floor to protect against termites
- Multi-stage third party inspections

SAFETY, SECURITY & SMART FEATURES

- Hard-wired smoke detectors with battery backup at all bedrooms
- Hard-wired carbon monoxide detectors adjacent to bedrooms
- Protective ground fault and arc fault circuit interrupters
- Fiber conduit provided for future internet service provider
- Media outlet in Family Room and Owner's Retreat including CAT6 and RG6 wiring, per plan

WEEKLEY ENERGYSAYER PROGRAM

- *Environments for Living Diamond* certification on each home
 - 3-year energy usage guarantee
- R-38 blown insulation in ceilings
- R-22 batt insulation in sloped areas
- R-19 insulated exterior walls assembly
- Multi-stage poly sealant around base plates, doors and windows to prevent air infiltration
- Natural gas furnace with MERV 10 pleated filter
- BROAN® FRESH INT™ fresh air ventilation system
- Programmable digital thermostat
- R-8 insulated air ducts sealed with mastic compound
- Jump ducts in all bedrooms to enhance air circulation
- Sill Seal between slab and exterior wall plates
- Low E3 reflective dual pane windows with vinyl frames