

# David Weekley Homes

David Weekley Homes are different~  
Let us give you PEACE OF MIND

## Facts and Features ~ The Lakes at Shady Nook

### THE PERSONALIZED TOUCH

- **Homeowner Portfolio** – We believe the home ownership process is so important, we wrote a book on it.
- **Personal Builder Program** – Up to 4 meetings with your Personal Builder during the construction of your home.
- **Buyer/Home Introduction** – Your Personal Builder will orient you to all of the components of your home before closing in order to assure total Customer Satisfaction.
- **Warranty Orientation Meeting** – Your Warranty Service Representative will meet with you in your new home shortly after closing to review the warranty service procedures with you.
- Every **David Weekley Home** comes with the opportunity to select from a list of special features and options, allowing you to further personalize your home to your family's lifestyle.

### OUR LIFEDESIGN ARCHITECTURE

Special attention to Sight Lines, Room Placement, Traffic Patterns, Windows and Light, and Massing and Proportion  
Spacious 10' first floor ceilings and 9' second floor ceilings in select designs  
Art niches and Plant ledges in select designs  
Unique Flex Options to personalize to your family's lifestyle  
Unfinished basement with 9' walls  
Walk-in closets in select secondary bedrooms  
Backpack racks in the rear entry on select plans

### OUR INTERIOR FINISHES

Professionally selected decorator paint enhanced with accent trim  
Soft textured carpet with 5 lb. carpet pad  
Durable Mannington® laminate flooring in the entry, kitchen, breakfast room, and rear entry  
Elegant ceramic tile in the master bathroom  
Mannington® vinyl flooring in the utility room and secondary bathrooms  
Brushed nickel lighting package by Kichler®  
Cultured marble vanity tops in all bathrooms  
Kwikset® Satin nickel door hardware  
Smooth finish two panel interior doors

#### Our Kitchen Finishes:

Spacious kitchen designs with large islands and pantries with deep shelving  
Recessed can lights for superior lighting  
Aristocraft® Birch cabinets in an elegant staggered height design with crown molding  
Stainless Steel Frigidaire® Kitchen appliances including electric smooth top range, dishwasher and microwave  
Convenient icemaker connection for refrigerator  
Granite countertops and island  
Beautiful ceramic tile backsplash  
Deep stainless steel under-mount sink with garbage disposal

#### Our Owner's Suite Finishes:

Conveniently pre-wired for ceiling fan for both comfort and efficiency in Owner's Retreat  
Spacious walk-in closet  
Ceramic tile in the master bathroom  
Cultured marble vanity tops with 4" backsplash  
Raised Birch Cabinets  
Luxurious, oversized tub with tile surround  
Separate enclosed shower with beautiful ceramic tile surround  
Oversized mirrors  
Private water closet



## OUR INTERIOR FINISHES Continued

### Trim Details:

- Decorative single piece 5 ¼" crown molding in the entry and on entry columns, per plan
- Decorative single piece 5 ¼" crown molding in the dining room with chair rail, per plan
- Traditional stairway with stained newel posts and handrail
- Traditional style trim package

### Electrical Additions:

- Ceiling lights in all bedrooms
- Pre-wire for ceiling fan in owner's retreat and family room
- On-Q Enclosure with structured wiring including (4) phone and (4) cable outlets

### Plumbing:

- Elegant pedestal sink and decorative oval mirror in powder room
- Delta® chrome faucets in all bathrooms
- Elongated toilets in all bathrooms

## WHY OUR EXTERIORS LOOK SO GREAT

- Porter® Custom Paint Program designed exclusively for David Weekley Homes
- American made brick from Boral®, Hanson®, or General Shale®
- Durable James Hardie® siding
- Beautiful Masonry front (per elevation)
- Sodded front and side yards
- Hydro seeded back yard
- Two conveniently placed exterior hose bibs
- Two weatherproof GFI outlets
- Professionally designed and installed landscaping package
- Side loaded finished garage
- 1/2 horse power garage door opener with two transmitters for main door
- Tannery Bronze coach lights
- GAF® "Timberline" 30 year dimensional shingles
- Steel Double Bore exterior door
- Decorative shutters per elevation

## VALUED CONSTRUCTION TECHNIQUES AND ENERGY SAVER PROGRAM

- John Manville® R-38 blown fiberglass insulation in the attic
- John Manville® R-19 batted insulation in 2' X 6' exterior walls
- Ox Board® IsoRed exterior sheathing R-3.3
- Wall construction providing an overall R-23 value.
- Bradford White® 50 gallon quick recovery gas water heater
- Lennox® 93% efficiency gas furnace and 13 SEER AC
- Hardi backer in all wet areas
- Pressure treated sill plates
- Low E2 Silverline® windows
- Upponor® PEX plumbing system

## OUR WARRANTY

- 10 year Homebuilder's Warranty transferrable upon sale of your home in the first 10 years
- 10 year transferable basement waterproofing warranty
- 4 year roof warranty on faulty workmanship and materials
- 2 year warranty on portions of major mechanical
- 1 year limited warranty on workmanship and defects

REV. 12/27/17



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