

MEGANS LANDING INCLUDED FEATURES

COMMUNITY FEATURES

- Spacious half-acre homesites
- 3- or 4-car side-load garages
- Casita options available in coordinating exteriors
- Sustainable, energy-efficient construction
- Fully operational in-ground 250gal liquid propane (LP) tank with functional (LP) appliances and fireplaces
- Convenient to Lackland Air Force Base, Historic Castroville, Highway 90, and Highway 211
- No city taxes
- Students attend Medina Valley ISD schools

IMPRESSIVE EXTERIOR FEATURES

- Award winning designs with 4 sides masonry at first level, per plan
- Durable fiber cement soffit and siding, per plan
- 8ft. Hand-stained hardwood 6-panel front entry door
- 8ft. Full lite rear entry door
- Cast limestone address plaque
- Covered rear patio with broom finish, per plan
- Two conveniently located exterior hose bibs
- Finished garage with garage door opener
- Fully landscaped front yard, designed for each homesite
- Programmable, front yard irrigation system
- Whole home gutters, per plan

DISTINCTIVE INTERIOR FEATURES

- Spacious 8'-14' ceilings, per plan
- 8ft. Recessed panel interior doors, first level, per plan
- Matte black interior door hardware
- Monterey drag textured ceilings and walls
- 5 1/4" baseboards and 3 1/2" door casing
- Rounded sheetrock corners, excluding windows
- Solid shelving in all closets with stained wood rods

- Interior stairway with iron spindles and stained handrails and newels, per plan
- Hand laid ceramic tile in entryway and wet areas
- Designer carpet with 3/8" 5lb pad
- Reversible 5-blade ceiling fan with light kit in Owner's Retreat and Family Room
- Whole home rocker switches
- Water softener pre-plumb
- Two 40-gallon gas (LP) water heater

GOURMET KITCHENS

- Frigidaire Gallery stainless steel appliance package:
 - 36" cooktop, choice of electric or gas (LP)
 - Built-in microwave and vent hood
 - Dishwasher
- 42" cabinets with crown molding
- Cabinet trash can pullout drawer
- 3cm Select Quartz or Granite countertops with square edge
- Subway tile backsplash in variety of choices
- Stainless steel, double bowl, undermount sink
- Moen matte black, single lever pullout faucet
- Water filtration system at sink with coordinating fixture
- Walk-in pantry with solid shelving, per plan
- LED Traverse lighting, per plan
- Conveniently located electrical outlets
- Icemaker connection for refrigerator
- 1/3 hp food disposal with dedicated switch

LUXURIOUS BATHS

- Select Quartz or Granite countertops with 4" backsplash
- 42" vanity mirrors with polished edges
- Black decorative lighting, per plan
- Moen matte black plumbing fixtures
- Moen Posi-Temp pressure balancing shower valves
- Pedestal sink with polished edge mirror in powder bath, per plan
- Owner's Bath exclusive features:

- Enhanced vanity height with dual oval undermount sinks and single handle faucet in matte black
- Private water closet with elongated commode
- Royal Bath 60" oval garden tub with 12x12 ceramic tile splash and deck
- Separate shower with semi-frameless bath glass, per plan

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
- Two 3-hour appointments with a Professional Design Consultant for to-be-built homes
- 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 Study including CAT6 and RG6 wiring, per plan

WEEKLEY ENERGYSAVER 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
- Heat pump furnace with MERV 10 pleated filter
- BROAN® FRESH INTM 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
- Whole-home Low-E3, vinyl framed windows, with dual reflective coating and Argon gas fill

