David Weekley Homes

THORNEBROOK INCLUDED FEATURES

COMMUNITY FEATURES

- Spacious 1-acre+ homesites
- 3- or 4-car side-load garages
- Fully operational in-ground 250gal liquid propane (LP) tank with functional (LP) appliances and fireplaces
- Convenient access to US Hwy 281 and Bulverde
- No city taxes
- Students attend Comal County 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 ¼" baseboards and 3 ½" 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 heaters

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
- 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 drop-in 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 warranty
- MyDWHome.com, a personal webpage for David Weekley Homebuyers to view construction status and progress photos
- Exclusive Homeowner Portfolio, a guide to the home building process from loan application to warranty coverage
- Regular calls with your Sales Consultant and Personal BuilderSM
- Three scheduled homebuyer meetings with your Personal Builder™ during the construction of your home
- Appointment(s) with a professional Design Consultant if you're building a home from the ground up
- Homebuyer Introduction Meeting prior to closing to confirm all selections have been completed and the home meets our quality standards
- Warranty Orientation Meeting with dedicated Warranty Service Manager
- 50 years of home building experience
- Recognized by J.D. Power and Associates for outstanding Customer Service
- First builder in the United States to be awarded the Triple Crown of American Home Building, an honor which includes "America's Best Builder," "National Housing Quality Award" and "National Builder of the Year"
- One of the nation's largest privately held home builders
- More than 900 product design awards

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, SECRUITY & 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 IN™ 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

DavidWeekleyHomes.com

See a David Weekley Homes Sales Consultant for details. Prices, plans, dimensions, features, specifications, materials, and availability of homes or communities are subject to change without notice or obligation. Illustrations are artist's depictions only and may differ from completed improvements. Copyright © 2021 David Weekley Homes - All Rights Reserved. Houston, TX (ALL-21-002151)