

CENTRAL LIVING

by David Weekley Homes

FACTS & FEATURES

PEACE OF MIND

Trails at Waterside

THE PERSONALIZED TOUCH

- Homeowner Portfolio - we believe the home owning process is so important, we wrote a book on it
- Personal Builder Program - Up to 4 homebuyer meetings with your Personal Builder during the construction process of your home
- Buyer/Home Introduction before closing with your Personal Builder to assure total Customer Satisfaction
- Final Home Buyer Meeting with your Warranty Service Representative after closing your home
- Every David Weekley Home comes with the opportunity to select from a list of special upgrades and options allowing you to further personalize your home to fit your lifestyle
- Competitive financing from Priority Home Mortgage
- Priority Title Company
- Life Design Homes

KITCHEN

- 42" custom flat panel cabinets in choice of finish with crown molding and concealed hinges with full extension door glides
- Upper cabinet above the refrigerator for additional storage
- Granite countertops
- Large granite island workspace - per plan
- Ceramic tile backsplash
- Ceramic tile flooring in various color and style selections
- GE stainless steel dishwasher with hidden controls and dry boost
- GE 36" cooktop
- GE built in oven and microwave
- 60/40 undermount, stainless steel sink
- Moen chrome one-handle faucet with pullout sprayer
- High capacity food disposal unit
- Air switch on island for disposal
- Icemaker connection for refrigerator
- LED surface mount lighting

INTERIOR

- Sherwin Williams paint color selections
- Varied raised ceilings providing character to individual rooms - per plan
- 8' interior and exterior doors on first floor
- 5 1/4" baseboards on first floor
- Kwikset satin nickel door hardware
- Ceramic tile in entry, baths, utility and kitchen
- LED lighting throughout home with rocker switches - per plan
- Decorative brushed nickel Kichler chandelier in dining room - per plan
- Electric dryer connections in the utility room
- Elegant open railing stairs with iron balusters on the first and second floor
- Carpet in a wide selection of colors including 3/8" carpet pad
- Separate Utility Room featuring ceramic tile flooring and fixed shelf and rod - per plan
- Smoke detectors hard-wired with battery back-up
- Spacious closets with shelves and rods per plan in bedrooms
- Protective ground fault interrupter circuits in kitchen, baths and utility for safety and per code
- Kwikset deadbolt locks on front door and patio doors
- Fire rated 5/8" sheetrock in garage
- Garages fully sheetrocked, taped, floated, textured and painted
- Disappearing stair attic access - per plan
- Full security system pre-wired with 6 zones and 1 key pad
- Structured wiring package including: 3 1x1 multi-media + 1 Cat 6a

BATHROOMS

- Flat panel cabinets in choice of finish to match home
- Custom size polished edge mirrors at all vanities
- Elegant pedestal sink and polished mirror in powder bath - per plan
- Honed marble vanity countertops with square edges and integrated sinks in all baths
- Moen plumbing fixtures with chrome finish
- Kichler decorative collection of home lighting in brushed nickel at vanities
- Linen closet or upper cabinet above toilet for storage in owner's bath - per plan

David Weekley Homes. Features subject to change without notice. Level B Features Updated 01/30/25 Weekley Homes, LLC



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 © 2018-19 David Weekley Homes - All Rights Reserved. Houston, TX (ALLO98963)



BATHROOMS (Continued)

- Private water closet in owner's bath - per plan
- Elongated water conserving commodes in all bathrooms
- Ceramic tile flooring in various colors and style selections
- Ceramic tile shower surround with mosaic mud set shower pan in owners bath
- Slide in tub with separate shower in secondary baths - per plan
- Moen bathroom hardware throughout home
- Rapid recovery and energy efficient Rheem tankless water heater with size and quantity - per plan

EXTERIOR

- Classic design exteriors with prestigious appearance
- Custom stone elevation - per plan
- Fiberglass 8' front door with private deadbolt and Kwikset handleset
- Large selection of brick - per plan
- Cast stone address block or metal numbers to coordinate with the elevation design - per plan
- Kichler decorative coach lighting - per plan
- GAF high definition shingles featuring a 30-year manufacturer's warranty
- Full gutters designed per elevation
- Outside weatherproof electrical outlets
- Durable Low E vinyl windows with Argon gas
- James Hardie cement siding - per plan
- 2 frost-proof hose bibs
- Smart trim wood clad garage door
- Smart garage door opener with two remotes
- Salt finish driveways and lead walk to home
- Broom finish concrete back patio - per plan
- Fully sodded front yard with sprinkler system with gravel side yards
- Custom landscape packages based on community guidelines
- Stained and sealed 6' board on board fencing with wood gates

WARRANTY VALUE AND CONSTRUCTION

- Advanced framing is a construction method that wastes less lumber. We apply the savings to the thicker exterior walls that have more insulation - per plan
- Engineered floor System
- RWC 10-year limited home warranty, transferable upon sales of home within first 10 years
- Each foundation is engineered for your specific homesite based on soil conditions
- Post tension foundation quality ensured by a foundation engineer
- On-site custom framing with wind braces on exterior walls
- 3/4" tongue and groove subflooring on second floors
- Third party inspections by Burgess Construction Consultants and municipalities at the following building stages: Foundation, Framing and Mechanical, Insulation, and Home Completion

ENERGYSAVER PROGRAM

David Weekley's EnergySaver Program combines the David Weekley Healthy Home program, Energy Star requirements, and Diamond Level Environments for Living requirements:

- Environments for Living guarantee is based on the heating and cooling usage portion of your utility bill - see the Sales Consultant for more information on the Environments for Living guarantee.
- 100% Energy Star Certified
- R-22 (per plan) wall insulation system coupled with R-49 blown-in insulation in the attic helps control indoor temperature
- DuPont Sheathing Products and DOW Sill Seal products are used to control water and moisture in homes
- Energy saving tankless water heater
- Jamsill door pans to prevent water intrusion
- Double Low E2 vinyl windows with Argon gas
- Jump duct interior air flow system or ducted returns to equalize air pressure between rooms
- Energy saving air conditioning system achieving a 15.2 SEER2 rating
- Filtered fresh air ventilation system
- Programmable set back thermostats to efficiently control temperature
- Every home includes a Carbon Monoxide Detector, two-story plans include one on each floor
- Low volatile organic compound interior paint
- PEX plumbing system including fully transferrable 25-year warranty on PEX pipes and fittings
- Allergy Reducing MERV 10 air conditioning filters
- Water saving, low flow commodes
- Fiber cement backerboard and anti-fracture coating in shower and tub walls
- James Hardie cladding products including siding, soffits and fascia with 30-year limited warranty - per plan
- Third party certified rater performs inspections to ensure home meets all requirements Environments for Living and Energy Star

