



Anaqua at Tres Lagos

Included Features

DESIGN

- Design Consultation and On-Site Design Center
- Large Selection of Choices, Colors and Finishes
- Award Winning Architectural Designs

INTERIOR CONSTRUCTION

- Smoke Detectors w/ Battery Backup
- 1- Story Plans: 9' Ceilings
- 2 - Story Plans: First Floor - 9' Ceilings, Second Floor - 9' Ceilings
- Ceramic Tile in all Standard Areas -
- (1st Floor Common/Living, Bathrooms, Utility, Casita)
- Carpet in all Non-Standard Areas -
- (Bedrooms, Study, Loft, Gameroom, Media, 2nd Floor Common/Living)
- Stained Oak Staircase with Painted Risers
- Stained Oak Handrail with Painted Balusters
- Interior Paint—Sherwin Williams
- Liftmaster Garage Door Opener
- Upgraded Lighting Package by Illuminations
- Molded Panel Interior Doors
- CAT6 in Master and Living Room
- RG6 in all rooms
- Rounded Corners Throughout Home
- Ceiling Fans in Master Bedroom and Family Room
- All other Bedrooms Blocked and Wired for Fans
- Custom Built Staircase with Pine Spindles
- Textured Walls
- Handcrafted Wood Cabinets
- Shoe mold included with baseboard in all non-carpeted areas (excluding concrete areas)

ENERGY PACKAGE

- Energy Star Certified Home
- Natural Gas Service to Each Home
- Navien NPE Tankless Water Heater
- LowE Insulated Double Pane Windows with Argon Gas
- Spray Foam Insulation
- Lennox Variable-Speed Air Handler/Humidity Control
- High Efficiency Electric 15.2 SEER2 Air Conditioning
- R-6 Insulated Air Conditioning Box Duct Work
- Poly Sealant around Windows, Doors and Plates
- Lifetime Owens Corning TrueDef Roof Shingles
- Insulated Fiberglass Front Door
- LED Lighting

BATH FEATURES

- Bath Tile to Ceiling for Master Bath
- Glassed Shower Enclosure; Soaking Tub
- Secondary Baths - Wall Tile 8' with Steel Tub
- 36" Base Vanity Cabinets in Master Bath & 30" in Second Bath
- MSI Granite Countertops
- Moen Fixtures
- Elongated Toilets

EXTERIOR CONSTRUCTION

- Engineered Foundation and Windstorm Plans
- 100% Masonry Exterior (Stucco, Rock or Brick per plan)
- Screens on all Operable Windows
- Underground Utilities
- Exterior Paint—Sherwin Williams
- Subterranean Termite Treatment
- James Hardie Fiber Cement Soffits and Fascia (50 yr warranty)
- 2-Car Garage

CONSERVATION LANDSCAPE

- Fully Sodded Front & Side Yards to Fence—Carpet Grass
- 2 Trees & 11 Shrubs in Front Yard- Upgrades Available
- 6' Rear Yard Sealed Wood Fence all around
- Full Front and Backyard Irrigation System utilizing Reuse Water

KITCHEN FEATURES

- MSI Granite Countertops
- 20 gauge Stainless Steel Undermount Sink
- ½ hp Badger Garbage Disposal
- 36" Raised Panel Ash Cabinets for 9ft Ceilings/42" for 10 ft Ceilings
- Kitchen Backsplash—6x6 Ceramic Backsplash
- Moen Faucet
- GE Energy Star Appliances—Dishwasher,
- 30" Electric Range, and Combo Micro/Vent Hood

THE ESPERANZA HOMES DIFFERENCE

- 1-2-10 Major Structural Warranty
- Pre-Construction Orientation
- Pre-Drywall Meeting
- Pre-Closing Inspection
- Post Move- In Meeting
- Online Interactive Customer Portal



Esperanzahomes.com

At Esperanza Homes Inc., we believe in continually providing you with the best possible products and home designs. Therefore we reserve the right to change plans, specifications and pricing without notice. © 2022 Esperanza Homes

