



Las Brisas at Tres Lagos

Included Features

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

KITCHEN FEATURES

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

ENERGY PACKAGE

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

INTERIOR CONSTRUCTION

- Smoke Detectors w/Battery Backup
- 8 ft Ceilings per plan
- 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

BATH FEATURES

- Bath Tile to Ceiling for Master Bath
- Pedestal Sink at Powder Bath
- 36" Base Vanity Cabinets in Master Bath & 30" in Second Bath
- Secondary Baths - Wall Tile 8' with Steel Tub
- Granite Countertops
- Moen Faucets
- Schluter Edge Profile for all Bath Tile in Brushed Aluminum

DESIGN

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

EXTERIOR CONSTRUCTION

- Engineered Foundation and Windstorm Plans
- Brick Exterior or Stucco Upgrade
- Screens on all Operable Windows
- Underground Utilities
- Exterior Paint—Sherwin Williams
- Bora-Care with Mold-Care pest treatment
- Windstorm Designed Plans
- James Hardie Cement Soffits and Fascia- 50 yr warranty

CONSERVATION LANDSCAPE

- Front Sodded Yards— St Augustine
- 2 Trees & 11 Plants- Upgrades Available
- SOD & Irrigation in front



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

