Texas Heights

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 - 8' 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
- Handcrafted Wood Cabinets
- Textured Walls
- Shoe mold included with baseboard in all non-carpeted areas
- (excluding concrete areas)
- Conservation Landscape
- Front Sodded Yards— St Augustine
- 2 Trees & 11 Plants- Upgrades Available
- SOD & Irrigation in front

KITCHEN FEATURES

- Granite Countertops
- Kitchen Backsplash - 6 x 6 Ceramic Backsplash
- 20 gauge Stainless Steel Undermount Sink
- Moen - 1/2 horsepower GXP50C
- 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)

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

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
- 2-Car Garage
- 6’ Rear Yard Sealed Wood Fence all around

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

BATH FEATURES

- Secondary Baths - American Standard Steel Tub
- Bath Tile to Ceiling for Master Bath
- Pedestal Sink at Powder Bath
- 36” Base Vanity Cabinets in Master Bath & 30” in Second Bath
- MSI Granite Countertops
- Moen faucets
- Schluter Edge Profile for all Bath Tile in Brushed Aluminum

CONSERVATION LANDSCAPE

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

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