

# CAMELLIA MARQUIS

## INCLUDED FEATURES

### Interior Design Features

- Ceramic tile flooring in entry, kitchen, utility room and all bathrooms
  - Tile base trim with mitered edges in all baths and utility room
- Raised two-panel interior doors
- Volume ceilings:
  - 9' sloping to 10' ceiling height on one-story homes\*
  - 9' first floor ceiling height with 8' to 9' second floor ceilings on two-story homes\*
- Rounded sheetrock corners\*
- Plush carpet with quality 1/2" 5 lb. pad
- Wood shelving in all closets and kitchen pantry\*
- 2" faux wood blinds
- Built-in shelf with hanging rod in laundry room\*
- Choice of 6 designer interior paint schemes
- Mud rooms with hooks and storage bench\*
- Bay window in Master bedroom
- Metal stair parts at 1st and 2nd floor

### Gourmet Kitchens

- Granite kitchen countertops with 3 cm edge
- Under mount 60/40 bowl stainless steel sink with high-capacity food disposal unit
- Moen Chrome faucet
- Ceramic tile backsplash laid on diagonal
- 42" flat panel custom cabinetry with adjustable shelving, crown moulding and choice of color
- 7/8" extension self-close undermount drawer guides
- Stainless Steel Whirlpool Appliances (Dishwasher, microwave, 5 burner gas range)

### Luxurious Bathrooms

- 36" cabinetry in master bath
- 7/8" extension self-close undermount drawer guides
- 42" x 60" soaker tub with separate shower in master bath with 12x12 ceramic tile surround to match flooring
- Obscured tempered glass in master bath window
- Cultured marble vanity tops with 4" splash
- Rectangular wave bowl sinks in all bathrooms
- Steel tub with ceramic tile surround in secondary baths
- Elongated commodes in Master & Powder Bathrooms
- Cabinetry in secondary bathrooms
- Moen Chateau Chrome plumbing fixtures in all bathrooms
- Pedestal sink in powder room
- Mudset Shower
- Granite in Master bathroom

### Lighting, Electrical and Technology

- Brushed nickel light package
- Recessed can lighting\*
- Ceiling fans with light kit in master bedroom, family room, and game room\*
- Three combo phone (CAT5) and cable outlets (RG6)
- Garage door opener
- Three Exterior GFI electric outlets

### Energy Efficiency Features

- Environments for Living® Certified with energy usage guarantee\*
- Vinyl double paned insulated Low E windows
- Tech Shield - Radiant Barrier
- Goodman energy saving HVAC system with 16 SEER rating
- Jumper ducts or dual returns in all bedrooms\*
- Fresh air intake and media filter for HVAC system
- R-13 insulation in exterior walls
- R-22 insulation in sloped ceiling areas
- R-30 insulation in flat ceilings
- High efficiency energy saving gas heating system with electronic ignition
- High efficiency energy saving gas water heater
- Heat reflecting mylar coated R-6 coated ducts
- Ridge vent and air hawk ventilation combined with continuous soffit attic ventilation
- Zoned air conditioning\*
- Honeywell WiFi - Programmable thermostats - first and second floor\*

### Legend Homes Quality Programs

- Home of Texas 10-Year limited home warranty plan
- Pre-construction meeting with home builder
- Pre-sheet rock meeting with home builder
- Pre-closing meeting with home builder
- Home security and technology appointment with builder program expert

### Security Features

- Privacy deadbolts on all exterior doors
- Smoke detectors in all bedrooms
- Exterior lighting\*
- Full alarm system\*
- Carbon monoxide detector\*

[OVER]

Plans, specifications, options, bonus rooms, flex space, and special features are subject to change without notice. All options, bonus rooms, flex space and special features may not be represented on this insert and all are subject to availability and pricing by community, which can change without notice. Ask your sales counselor for details. \* Per plan. 10/03/17

# INCLUDED FEATURES

## **Exterior Design Features**

- Coach light at front and back door
- 6'8" - 6 Mahogany wood front door or Full leaded glass door\*
- Covered Rear Patio\*
- Divided light window pattern on front elevation\*
- Fully-sodded front and rear yard
- Front yard landscape package with oak tree (Per Community)
- Choice of designer exterior color schemes

## **Construction Features**

- Wind storm engineered
- Engineered and individually inspected post tension foundation
- Third party prescriptive inspection before brick
- Acme brick and stone\*
- Cemplank by James Hardie® masonry siding
- Two exterior hose bibs
- Lubrizol Flowguard Gold CPVC
- Seamless aluminum gutters on front of home\*
- Insulated water pipes on outside walls
- Atlas Architectural Shingles