



**BUFFINGTON HOMES**



## Madsen Ranch - Capital and Links Standard Features

Effective 3/27/19

### QUALITY DESIGN

- Post-Tension Reinforced Engineered Slab
- Engineered Roof Trusses
- Professionally Engineered Web Floor Truss System
- All Wall Framing 16" On-Center
- 10-Year Structural Limited Warranty

### EXTERIOR FEATURES

- Professionally Designed Exterior Schemes – 3 Sides Masonry at First Floor, Per Plan
- Second Floors Sides- Stucco, Per Plan
- Cast Stone Address Block
- Sod at Front and Side Yards to Fence and 2 Trees Planted in Front.
- Weather Resistant Electric Outlets at Front and Rear
- Two Exterior Water Faucets per Plan
- 6-8 Raised 6 Panel Painted Fiberglass Front Door
- 6-8 Full-Lite Metal Rear Door
- 6" Wood Privacy Fence With 1 Gate.
- 30-Year Limited Warranty Shingles
- 3x3 Uncovered Flatwork Stoop, Per Plan
- Insulated Garage Door

### INTERIOR FEATURES

- Ceramic Level 1 Floor Tile Laid Straight at Entry, Kitchen, Breakfast, Utility, Powder, Master Bath & Secondary Bath, per Plan
- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim
- Rounded Sheetrock Corners (Excluding Windows)
- Blocked and Wired for Ceiling Fans in the Master Bedroom and Family Room
- Low Voltage Power Line Run From the Structured Wiring Enclosure to the Keypad Locations for Future Wireless Security System. Window Contact Sensors are not included but are Available as an Option
- Z-Wave Home Automation Hub is Included and Will be Provided After Closing When Internet Connectivity is Available
- 14" Structured Wiring Enclosure with (1) Cat5e, (1) Rg6 Quad Coax, (1) 16/2 Low Voltage Wire Run to Service Location. Enclosure Upgrades are Available
- (1) Cat5e at Kitchen. Additional Outlets Available as an Option.
- Includes (1) Rg6 Quad Coax, (1) Cat5e at Family Room, Master Bedroom, Gameroom and Media Room, Where Applicable per plan.
- Includes (1) Cat5e, (1) Cat6, (1) Rg6 Quad Coax at Study and Flex Rooms per plan.
- (1) CAT6 at Computer Desk Locations per plan.
- Media Rooms Per Plan, Includes 5.1 Surround Sound Prewire with (4) "Contractor" Speakers, 5.1 Speaker Binding Posts (Center Channel and Subwoofer Pre-Wired Only).
- Level 1 Nickel Finish Interior Light Package
- Raised Panel Interior Doors with Satin Nickel Door Knobs
- Dead Bolt and Keyed Door Knob at Front Entry Door
- Sheetrock Half Walls with Wood Cap at Stairs

### POWDER ROOM

- Pedestal Sink with Moen Chrome Faucet

- White Elongated Commode

### MASTER BATH SUITE

- 42 X 60 Walk-In Shower with White Acrylic Pan and Level 1 Tile Surround Laid Straight, 82" Minimum Height.
- 1.6cm White Corian Countertop With 1" Square Edge and Single Rectangular Porcelain Undermount Sink
- Moen Chrome Faucets with Chrome Bath Accessories
- 42" Height Mirrors with Polished Edge, per Plan
- White Elongated Commode
- Obscure Window, Per Plan

### SECONDARY BATH

- 1.6cm White Corian Countertop With 1" Square Edge and Rectangular Porcelain Undermount Sink
- Porcelain on Steel Tub with Slip Resistant Bottom (60"X30"X14 ¼")
- White Elongated Commode

### KITCHEN

- Level 2 Gas Black Whirlpool Appliance Package
- Moen Integra Chrome Faucet with Pull-Out Spout
- Free Standing Island Cabinet (Level A) with Doors on One Side or Sheetrock Wall with Attached Cabinet (Doors on One Side) (Level D) Per Plan
- Standard 33" x 22" Stainless Steel Two Compartment 8" Deep Undermount Sink
- 1/2 HP Disposal
- Level One Kent Moore Poplar Cabinets with 30" Uppers, Standard Crown Molding, and Square Flat Panel Doors
- Level 1 White Corian Countertops with Level 1 Ceramic Tile Backsplash on Diagonal
- Recessed Can Light Package, Per Plan, With Br30 Led Lamps

### ENERGY EFFICIENCY AND TECHNOLOGY

- Radiant Roof Decking
- Vinyl Windows with 366 Low E Glass and Tan Frames with Tilt-in Sash
- 14.0 SEER Air Conditioning System with R-8 Ducts
- Programmable Thermostat at First Floor
- R-15 Insulation in all Exterior Walls (excluding Garage)
- R-38 Insulation in Attic (R-19 in Sloped Ceiling)
- One 50 Gallon Water Heater for up to 2 ½ Baths and Two 50 Gallon Water Heaters for 3 or More Baths, Gas or Electric, per Community Utility Providers.
- Pre-wire for Garage Door Opener
- Pre-plumb for Future Water Softener
- 100% of All Bulbs are LED, Except Fluorescent Lighting Areas
- 1.28 Gallon Flush Commodes

PLEASE NOTE: Features, brands and products may be substituted or changed due to supply limitations, changes to building codes or design changes without notice.

1201 Chad Loop  
Austin, TX 78744  
Tel. 512.356.9016

FOR MORE INFORMATION CONTACT:

