



BUFFINGTON HOMES



Shadow Glen - Capital Series Standard Features

Effective 09/25/18

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
- Corner Lots, Golf Course Lots And Greenbelt Lots Shall Have Brick at the 1st Floor Rear and Stucco at the 2nd Floor Sides and Rear
- Corner Lots and Golf Course Lots Shall Have Stucco in Lieu of Siding at 2nd Floor "Front"
- Lots Backing to the Common Area Parkway (Lexington Street) Shall Have 1st Floor Rear Masonry and Stucco at the 2nd Floor Rear
- Cast Stone Address Block
- Full Sod, Bermuda Sod and 2 Trees.
- Full Sprinkler System
- Weather Resistant Electric Outlets at Front and Rear
- Two Exterior Hose Bibs Per Plan
- 8-0 Raised 6 Panel Painted Fiberglass Front Door
- 6-8 Full-Lite Metal Rear Door
- 6' Wood Privacy Fence With 1 Gate. Fence Will Be Placed 10' to 15' From Front Corners of House Depending on Obstructions. 4X4 Pressure Treated Posts, #2 Cedar 1x6 Pickets, Front and Corner Lot Fences to Have 2x6 Cap. Wood Fences on Interior Lot Lines in Common with Neighboring Lots to be Good Neighbor
- Wrought Iron Fence Required for Houses Adjacent to Golf Course or Greenbelt. Fence Type C per CCRs. On Golf Course Lots, Wrought Iron Fence is Required at Rear, Sides and Front Returns. On Greenbelt Lots, Wrought Iron is Required Along The Side of the Lot Facing the Greenbelt. There Will be an 8' Wrought Iron Fence Transition Return Where the Wrought Iron Ties Into the Wood Fence.
- 30-Year Limited Warranty Shingles
- 10 x 10 Uncovered Patio, Per Plan. See Landscaping Screen Requirements
- Insulated Garage Door with Decorative Hardware

INTERIOR FEATURES

- Ceramic Level 1 Floor Tile Laid Starght at Entry, Kitchen, Breakfast, Utility, Powder, Master Bath & Secondary Bath
- 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 2 Nickel Finish Interior Light Package
- Raised Panel Interior Doors with Satin Nickel Door Knobs
- Kwikset Satin Nickel Z-Wave Automated Dead Bolt and Passage Door Knob at Front Entry
- Sheetrock Half Walls with Wood Cap at Stairs
- Full Extension Drawer Guides

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 Square Edge and Double Rectangular Porcelain Undermount Sinks. Upgrades available from Builder's selection.
- 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 Square Edge and Rectangular Porcelain Undermount Sink
- Porcelain on Steel Tub with Slip Resistant Bottom (60"X30"X14 1/4")
- 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 36" Uppers, Standard Crown Molding, and Square Flat Panel Doors
- Level 1 Granite 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
- Honeywell Z-Wave "Smart" Thermostat at First Floor
- R-13 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 1/2 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.

13201 Craven Lane
Manor, TX 78653
254.236.4248

FOR MORE INFORMATION CONTACT:





BUFFINGTON HOMES



Shadow Glen - Bridges Series

Standard Features

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- Full Sprinkler System
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INTERIOR FEATURES

- Ceramic Level 1 Floor Tile Laid Starght at Entry, Kitchen, Breakfast, Utility, Powder, Master Bath & Secondary Bath
- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim
- Rounded Sheetrock Corners (Excluding Windows)
- Blocked for Ceiling Fans in the Family Room, Master Bedroom, and Secondary Bedrooms
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- Sheetrock Half Walls with Wood Cap at Stairs
- Full Extension Drawer Guides

POWDER ROOM

- Pedestal Sink with Moen Chrome Faucet
- White Elongated Commode

MASTER BATH SUITE

- 39"X 59" Drop-In White Acrylic Tub with Level1 Tile Tub Deck and Skirt. Deck Mount Tub Faucet
- Separate Walk-In Shower with White Acrylic Pan and Level 1 Tile Surround Laid Straight
- Shaver Height Vanity Cabinet(s). Drawer Stack Per Plan
- 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 Square Edge and Rectangular Porcelain Undermount Sink
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