



BUFFINGTON HOMES



Esperanza - Estate Series

Standard Features

Effective 10.19.20

QUALITY DESIGN

- Engineered Post-Tension Foundation
- Engineered 16" Deep, Open-Web Floor Truss System
- All Wall Framing 16" On-Center
- 10-Year Structural Limited Warranty

INTERIOR FEATURES

- Professional Interior Design Consultant to Assist in Option Selection Process
- 5 1/4" Base Boards
- Rounded Sheetrock Corners (Excluding Windows)
- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim, "Buffington White" Ceilings
- Level 2 Ceramic Floor Tile Laid Straight at Entry, Kitchen, Breakfast, Utility Room, Master Bath, Powder Room and Secondary Baths
- Shaw Carpeting (Level 1) with 3/8" Pad, Per Plan
- Blocked & Wired for Ceiling Fans in all Bedrooms, Family Room, Gameroom & Study
- Multi-speed Reversible 5 Blade Nickel Ceiling Fan with Light Kit in Family Room and Master Bedroom
- Security System Prewire: 22/2 Wiring to First Floor Entry Doors. 22/4 Wiring to Three Keypad Locations. Wiring for Two Glass Break Detectors, Siren and Power. Two Camera Prewire Locations Included
- Service/Enclosure: 28" Wiring Panel with Short Conduit to Above Shelf and Service Feeds with (1) Coaxial RG6 Sold Copper, (2) CAT6 and (1) 16/2
- Base Low Voltage Package: Base Outlet Package Includes Eight (8) Home Outlets, TV, Network or Phone (RG6, CAT6 per Outlet Type) per Buyer selection. One (1) Audio Zone Stereo Prewire. One Conduit to TV Location in Family Room
- Universal TV Outlet: Includes (1) RG6 Quad Coax, (1) CAT6 at Gameroom and Media Room, Where Applicable per Plan
- Home Office Outlet: Includes (2) CAT6, (1) RG6 Quad Coax at Study and Flex Rooms per plan
- Network Outlet: (2) 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)
- 8' Raised Panel Interior Doors (1st Floor)
- Nickel Finish Light Fixtures (Level 4) and Satin Nickel Levered Door Hardware
- Deadbolt and Keyed Door Lever at Rear Door and Deadbolt/Passage Door Knob at Garage Door
- Satin Nickel Tavaris Handleset at Front Entry Door. Kwikset 910 CNT ZW 11P Satin Nickel Z-Wave Automated Keypad Dead bolt at Front Entry Door
- Recessed Lighting at Kitchen and Hallways, Per Plan
- Stained Oak Handrails With Level 1 Metal Balusters at all Half Walls. This Includes Optional Upstairs Bonus Rooms
- 42" Wood-Burning Fireplace with Gas Log Lighter with Decorative 3-Piece Wood Mantel, and Ceramic Tile (Level 2) Hearth and Surround, Per Plan.
- Full Extension Drawer Guides
- Gas to dryer available as an upgrade

POWDER BATH

- Undermount sink, Per Plan
- White Elongated Commode
- 42" height mirrors with polished edge, Per Plan
- 8" Spread Lavatory Moen Brushed Nickel Faucet with Matching Bath Accessories

MASTER BATH SUITE

- 36" Shaver Height Vanities, Per Plan, Drawer Stack, Per Plan with Lvl 1 Granite Countertops and Double Rectangular Porcelain Undermount Sinks.
- 39" X 59" Acrylic Drop-In Tub. Deck Mount Tub Faucet. Level 2 Tile Surround Laid Diagonally. Tile Tub Skirt Laid Diagonally. Level 2 Tile Tub Deck Laid Straight
- Mud Set Shower Pan at Master Bath Shower. Size per Plan. Shower Seat per Plan. Level 2 Tile Surround Laid Diagonally
- 8" Spread Lavatory Brushed Nickel Bath Faucets with Matching Bath Accessories

- 42" height mirrors with polished edge, Per Plan
- White Elongated Commode
- Clear Glass Window, Per Plan.

SECONDARY BATH

- 1.5 cm quartz countertops, frost white with flat polished edge and Rectangular Porcelain Undermount Sink
- 42" height mirrors with polished edge, Per Plan
- White Elongated Commode

EXTERIOR FEATURES

- Professionally Designed Exterior Schemes – Masonry Veneer Front Elevation (per Plan) and 1st Floor Sides and Rear per Plan
- Cast Limestone Address Plaque
- Professionally Landscaped Yard which Includes Shrubs, sod to the width of 115' and to 10' From The Rear of Home, and 6 Trees at Front Yard. Number of trees provided could change based on existing trees on lot
- Irrigation at Standard Sod Areas
- Covered Patio, Per Plan
- Weather Resistant Electric Outlets at Front and Rear
- Three Exterior Water Faucets Per Plan
- 8' 6-Panel Mahogany Front Door
- Full-Lite 8' Metal Rear Door
- 30-Year Limited Warranty Composition Roofing
- Exterior Lights (Bronze Finish) on Front Porch, Outside of Garage, and Back Porch, Per Plan
- Garage Door Opener with 2 Remote Controls
- 3 Car Garage, per Plan, With Insulated Garage Doors
- 1 x 6 T&G Soffit (Prefinished) at Front Porch and Covered Patio Ceilings, Per Plan
- Masonry Capped Front Porch

GOURMET KITCHEN

- Level 6.36 Gas Stainless Steel Built-In Appliance Package - Fueled by Propane
- Vent Hood Vented to Exterior of Home
- 8" Deep Stainless Steel Under-Mount Sink with Camerist Pull-Out Stainless Faucet
- 1/2 HP Disposal
- Level One Poplar Kent Moore Cabinets with 42" Uppers, Large Crown, and Square Flat Panel Doors
- Level One Granite Countertop with Diagonally Installed Level 2 Ceramic Tile Backsplash
- Free Standing Island Cabinet (Level B) with Doors on Two Sides or Sheetrock Wall with Attached Cabinet (Doors on One Side) (Level D), Per Plan
- Recessed Can Light Package, Per Plan, With BR30 LED Lamps

ENERGY EFFICIENCY AND TECHNOLOGY

- Radiant Barrier Roof Decking
- Vinyl Windows with Low E Glass and Tan Frames with Tilt-in Sash
- Carrier 16.0 SEER, Puron, HVAC system
- Honeywell Z-Wave "Smart" Thermostat at First Floor
- R-13 Insulation in all Exterior Walls (Excluding Garage)
- R-38 Insulation in Attic (R-22 in Sloped Ceiling)
- Pre-plumb for water softener
- One 50 Gallon Gas Water Heater for up to 2 1/2 Baths and Two 50 Gallon Water Heaters for 3 or More Baths
- 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.

FOR MORE INFORMATION CONTACT:

Dripping Springs
512.856.5664



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Esperanza - Bridges Series Standard Features

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- Low VOC Flat Interior Latex Wall Paint and Semi-Gloss Enamel Trim, "Buffington White" Ceilings
- Level 2 Ceramic Floor Tile Laid Straight at Entry, Kitchen, Breakfast, Utility Room, Master Bath, Powder Room and Secondary Baths
- Shaw Carpeting (Level 1) with 3/8" Pad, Per Plan
- Blocked & Wired for Ceiling Fans in all Bedrooms, Family Room, Gameroom & Study
- Multi-speed Reversible 5 Blade Nickel Ceiling Fan with Light Kit in Family Room and Master Bedroom
- Security System Prewire: 22/2 Wiring to First Floor Entry Doors. 22/4 Wiring to Three Keypad Locations. Wiring for Two Glass Break Detectors, Siren and Power. Two Camera Prewire Locations Included
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- Stained Oak Handrails With Level 1 Metal Balusters at all Half Walls.
- Full Extension Drawer Guides
- Gas to dryer available as an upgrade

POWDER BATH

- Porcelain Pedestal Sink, Per Plan
- White Elongated Commode
- Oval Mirror, Per Plan
- 8" Spread Lavatory Moen Brushed Nickel Faucet with Matching Bath Accessories

MASTER BATH SUITE

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- Masonry Capped Front Porch

GOURMET KITCHEN

- Level 7 Gas Stainless Steel Built-In Appliance Package - Fueled by Propane
- Vent Hood Vented to Exterior of Home
- 8" Deep Stainless Steel Under-Mount Sink with Camerist Pull-Out Stainless Faucet
- 1/2 HP Disposal
- Level One Poplar Kent Moore Cabinets with 42" Uppers, Large Crown, and Square Flat Panel Doors
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