



Community: Grand Oaks Reserve
Model: 10079 Oakland Hills Drive, Cleveland, TX
 77327



**10230 Cabo Del Sol Drive
 Cleveland, TX 77327**

SOLD

Price and availability are subject to change without prior notice. Accurate as of Jul 27, 2024.

From the Village Collection

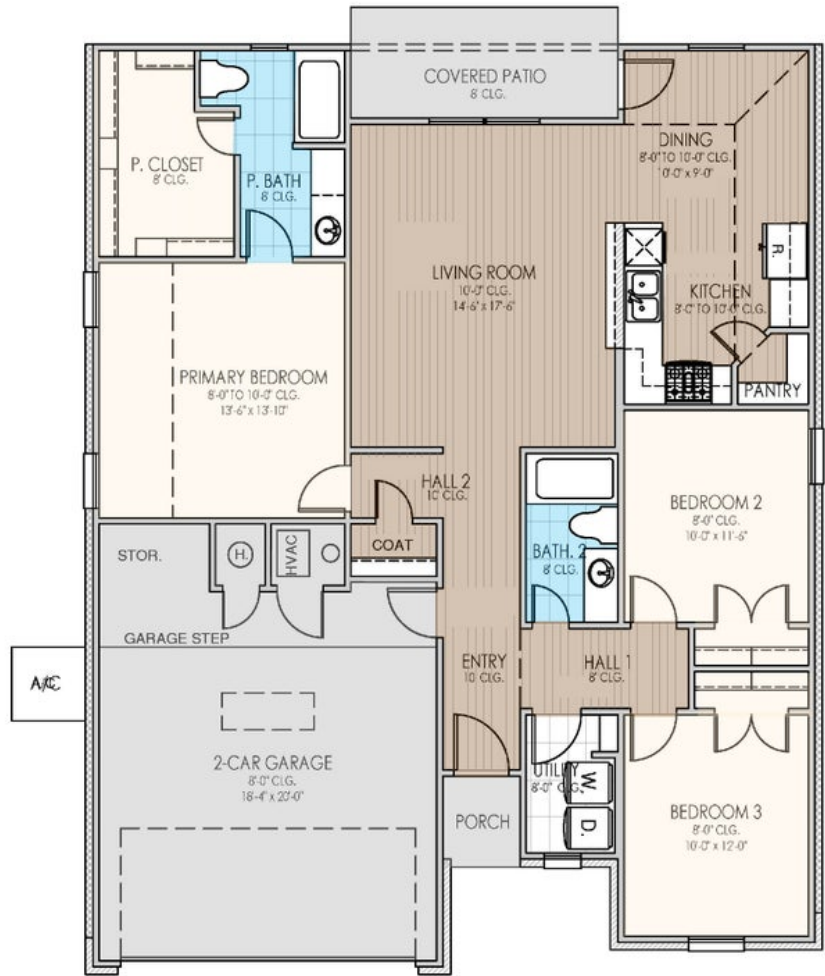
Floor Plan: Bradford

Square Feet: 1,416 (m.o.l.)

Bedrooms: 3

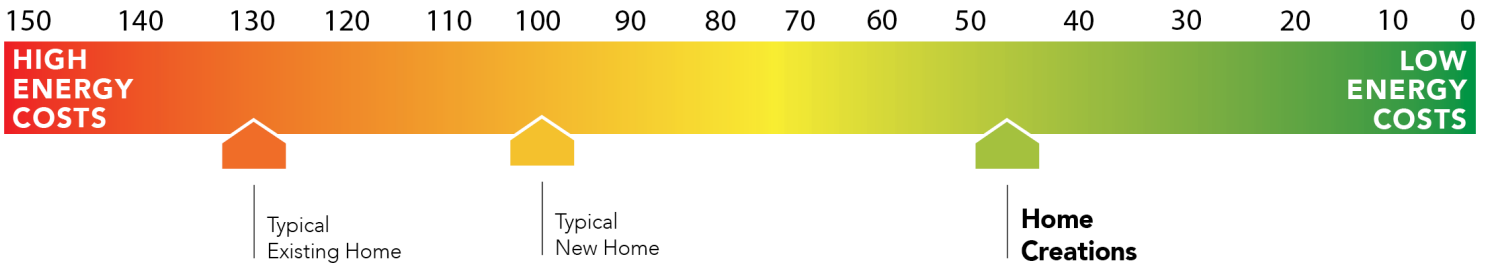
Bathrooms: 2.0

Garage: 2 Car



This floor plan with a HERS Index Rating of 53 is:

- 47% more energy efficient than a typical new home
- 77% more energy efficient than a typical existing home



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.





Included Features

Address: 10230 Cabo Del Sol Drive **Price:** \$258,990

Collection: The Village Collection **Floor Plan:** Bradford

Square Feet: 1,416 (m.o.l.) **Bedrooms:** 3 **Bathrooms:** 2.0 **Garage:** 2 Car

Construction / Plumbing / Electrical / Mechanical

30-year 130 MPH rated shingles
Electric dryer connection in utility room
Expandable AquaPEX tubing and connectors for water lines
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Kitchen Exhaust Vented to the Outside
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Structural Framing Members designed and inspected by a 3rd party engineer
15.2 SEER electrical central air conditioning (homes with finals after 1/1/2023)

Bathroom

Quartz bathroom countertops
Choice of Luxury Vinyl in all baths
Fiberglass shower / tub combo with choice of tile in hall bath
Towel bar that matches paper holder (homes permitted after 06/01/24)

Delta®, or equal, bathroom faucet
Primary bath comes standard with kneespace (plan may vary)
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included
Schluter® Systems Waterproof membrane system behind every tub and shower wall

Interior Finishes

Insulated entry door (panel style may vary)
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, bathrooms, and hallways
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)

Garage Door Opener with 2 Remotes and Wifi Connectivity
4" paint grade baseboard and casing throughout, including the garage
All bedrooms and bedroom closets come cut loop berber carpet with 1/2" 6 lb pad in select areas
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)

Inspections / Engineering

All foundation designs reviewed and stamped by 3rd party state-certified engineer.

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Energy-efficiency

Gas furnace for heating
R-38 blown-in insulation in attic
HERS testing before drywall, and before closing
80% Rheem water heater (homes permitted after 06/01/24)
Radiant barrier roof decking keeping your attic up to 30 degrees cooler

Roof Ventilation system
R-6 Insulated and mastic sealed A/C ducts
Low-E glass with Argon Gas, tilt-in vinyl windows
R-15 blown-in insulation in external walls. Excludes garage
Polycel caulking around windows, doors and joints (energy efficient caulking package)

Garage

Pull-down attic access in garage (per plan)

Safety

Taexx® Pest Control Tubes ran throughout home
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty
Kwikset door hardware, including Smartkey functionality at all exterior doors

Anchor bolts that secure perimeter walls to foundation
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Exterior Finishes

Semi-gloss exterior paint with two colors
Brick exterior with James Hardie® siding and trim
Concrete-covered patios available (vary per plan)
Standard Hose Bibs (homes permitted after 06/01/24)
Full Sod in front and side yards. Back yard to have 20' from back porch

2 Woodford freeze-proof exterior water spigots
Composite Shutters and/or accents (vary per plan)
Minimum of 2 exterior waterproof electrical outlets
Diverter over front entrance (homes permitted after 06/01/24)

Warranties

Builder's limited one-year warranty
HomeTeam Pest Defense Termite warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty

RWC New Home limited 10-year warranty
DUPONT TYVEK HOMEWRAP 10 year warranty
Manufacturer's limited 30-year shingle warranty
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)

Kitchen

Delta® kitchen faucet
WiFi oven integrated in the Samsung® range
2 cm quartz kitchen countertops with tile backsplash
Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware

Water line for refrigerator icemaker
1/3 horsepower sink garbage disposal w/ air switch
Over-the-range stainless steel Samsung® microwave with exterior venting
4 burner Samsung® Gas Range with integrated Griddle Samsung® stainless steel dishwasher

Buyer's Initials _____ **Buyer's Initials** _____ **Seller's or its Representative's Initials** _____

* Features subject to availability.

Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.

