

Model: 611 Road 51021, Cleveland, TX 77327



55 Road 51030 Cleveland, TX 77327

# SOLD

Price and availability are subject to change without prior notice. Accurate as of Mar 13, 2025.

## From the Village Collection

Floor Plan: Charleston

Square Feet: 1,495 (m.o.l.)

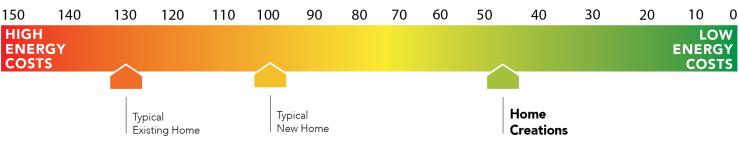
Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car





## This floor plan with a HERS Index Rating of 54 is:

- 46% more energy efficient than a typical new home
- 76% more energy efficient than a typical existing home







# **Included Features**

Address: 55 Road 51030 Price: \$258,990

**Collection:** The Village Collection **Floor Plan:** Charleston

Square Feet: 1,495 (m.o.l.) Bedrooms: 3 Bathrooms: 2.0 Garage: 2 Car

## Construction / Plumbing / Electrical / Mechanical

Kitchen Exhaust Vented to the Outside 15.2 SEER electrical central air conditioning

Expandable AquaPEX tubing and connectors for water lines

Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

Electric dryer connection in utility room

Exterior 2 x 4 stud-grade lumber walls (16" on center)

Structural Framing Members designed and inspected by a 3rd party engineer

### **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)

Pfister®, 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)

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

Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans

in all other bedrooms)

Garage Door Opener with 2 Remotes and Wifi Connectiviity

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)

## Inspections / Engineering

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

HERS Index energy efficiency rating inspection performed twice by 3rd party licensed

inspector (every home is tested; score varies per plan & home permit date)

## **Energy-efficiency**

Roof Ventilation system

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

Lennox gas furnace for heating

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

2 freeze-proof exterior water spigots

OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty

Hurricane Straps on each rafter that secure perimeter walls to rafters/roof

Anchor bolts that secure perimeter walls to foundation

Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home

Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with

battery backup

## **Smart Home Features**

Kwikset door hardware, including Smartkey functionality at all exterior doors

Ecobee Smart thermostat with auto changeover between heat and call. Smart technology allows for control of the HVAC system from anywhere.

Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere

smart Deako modular switches allowing the homeowner to reconfigure and relocate these switches throughout the home. Deako smart package includes 2 smart switches, 3 smart dimmer switches, and 2 motion switches.

## **Exterior Finishes**

Semi-gloss exterior paint with two colors Concrete-covered paties available (vary per plan)
Minimum of 2 exterior waterproof electrical outlets

Diverter over front entrance (homes permitted after 06/01/24)

Composite Shutters and/or accents (vary per plan) Brick exterior with James Hardie® siding and trim Standard Hose Bibs (homes permitted after 06/01/24)

Full Sod in front and side yards. Back yard to have 20' from back porch

## 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 lifetime limited shingle warranty

30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)









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## Kitchen

Pfister® kitchen faucet
WIFI oven integrated in the Samsung® range
Over-the-range stainless steel Samsung® microwave with exterior venting
1/3 horsepower sink garbage disposal w/ air switch1/3 horsepower sink garbage disposal w/ recessed switch on island (per plan)

Water line for refrigerator icemaker 2 cm quartz kitchen countertops with tile backsplash Full-Overlay, Factory-finished cabinets with 36" uppers and choice of cabinet hardware Stanless Steel Whirlpool appliance package including self cleaning gas range with No Preheat Mode technology, an over-the-range-microwave with outside venting, and stainless steel dishwasher

