



76 Road 51030 Cleveland, TX 77327

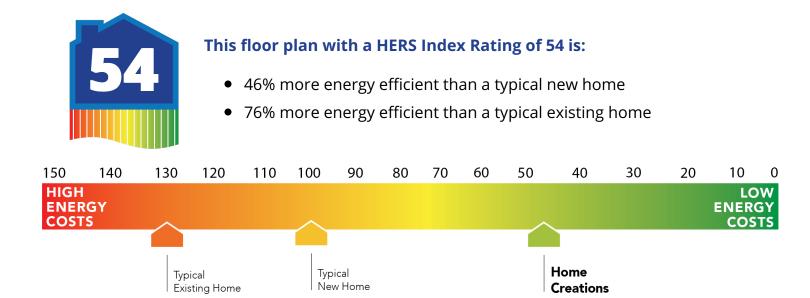
SOLD

Price and availability are subject to change without prior notice. Accurate as of Feb 04, 2025.

From the Village Collection

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







COVERED PATIO



Included Features

Address: 76 Road 51030 Price: \$263,990

Collection: The Village Collection Floor Plan: Charleston

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Construction / Plumbing / Electrical / Mechanical

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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	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)
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 & 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	Garage Door Opener with Smart home technology allowing for opening and closing of garage door from anywhere
Ecobee Smart thermostat with auto changeover between heat and call. Smart technology allows for control of the HVAC system from anywhere.	7 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 patios 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)

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.





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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

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