



**Community:** Bentwater  
**Model:** 800 Bentwater Drive, Montgomery, TX 77356



**11 Winthrop Harbor Court  
 Montgomery, TX 77356**

**HOME PRICED AT**

**\$439,990**

Price and availability are subject to change without prior notice. Accurate as of Jul 16, 2024.

**From the Elite Collection**

**Floor Plan:** Burnet

**Square Feet:** 1,950 (m.o.l.)

**Bedrooms:** 4

**Bathrooms:** 2.5

**Garage:** 3 Car





# Included Features

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## Construction / Plumbing / Electrical / Mechanical

Kitchen exhaust vented to the outside  
16 SEER® Lennox electrical central air conditioning  
RG6 quad shield cable wiring (at least 3 cable outlets)  
Structural Framing Members 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)  
Expandable AquaPEX tubing and connectors for water lines  
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer

## Bathroom

Framed Mirror in Master Bath  
2cm Quartz countertops in all baths  
Soft close and full extension drawer glides  
Undermount White Rectangle Vanity Sinks in all baths  
Free-Standing Tub and Step-Down Shower in Primary Bath (per plan)  
Enclosed Water Closet in Primary Bath with overhead cabinet for storage.  
Schluter® Systems Waterproof membrane system behind every tub and shower wall  
Wall tile with Schluter® Systems Waterproof membrane to door height in all baths

Choice of tile floor in bath  
Framed Mirror in Powder bath (per plan)  
Obscure glass windows above primary bath tub  
Elongated Commodes with soft close toilet seat in all baths  
Full-Height, Full-Overlay Cabinets with Cabinet Hardware included  
Fiberglass shower / tub combo with choice of tile to ceiling in hall bath  
Delta®, or equal, bathroom faucet in choice of chrome, brushed nickel, or black  
Choice of Light Package to include vanity lighting above mirrors in Primary and 2nd Baths

## Energy-efficiency

Roof Ventilation system  
Radiant barrier roof decking  
HERS Index Energy Efficiency Rating  
Tankless water heater, installed in the garage  
Low-E glass with Argon Gas, tilt-in vinyl windows  
R-15 blown-in insulation in external walls. Excludes garage

Gas furnace for heating  
R-38 blown-in insulation in attic  
R-6 Insulated and mastic sealed A/C ducts  
HERS testing before drywall, and before closing  
80% Rheem water heater (homes permitted after 06/01/24)  
Polycel caulking around windows, doors and joints (energy efficient caulking package)

## Garage

Pull-down attic access in garage (per plan)

## Safety

Kwikset® Smart Key locks and hardware  
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

Wifi-Enabled Samsung Oven  
Smart Occupancy Light Switches with WIFI connectivity at Utility Room

Smart Light Dimmers with WIFI connectivity at Living Room, Master Bedroom, Master Bathroom, Dining Area, and Kitchen Pendants (per plan, 5 switches total)

Wifi-Enabled Garage Door Opener  
Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall, Rear Patio, Yard Lamp Post, & (6 switches total)

## Exterior Finishes

Covered patios standard (vary per plan)  
Semi-gloss exterior paint with two colors  
Minimum of 2 exterior waterproof electrical outlets  
Lamp Post located in Front yard to match Garage Coach Lights  
Brick and stone exteriors with Hardi Trim siding (vary per plan)

Full Guttering on plans (vary per plan)  
Composite Shutters and/or accents (vary per plan)  
Video Doorbell with Free Storage and Playback Data Feature  
Fences to be included and are per POA requirements (per plan)

## Warranties

Builder's limited one-year warranty  
DUPONT TYVEK HOMEWRAP 10 year warranty  
Manufacturer's limited appliance warranty  
Manufacturer's limited heating & cooling units warranty

RWC New Home limited 10-year warranty  
HomeTeam Pest Defense Termite warranty  
Manufacturer's limited 30-year shingle warranty

**Buyer's Initials** \_\_\_\_\_ **Buyer's Initials** \_\_\_\_\_ **Seller's or its Representative's Initials** \_\_\_\_\_

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## Interior Finishes

Finished 2-car garage with steel garage door  
Kwikset Handleset at front door in choice of finish  
Choice of wood entry door with glass (panel style may vary)  
5-1/4" paint grade baseboard and 3-1/2" casing throughout, including the garage  
All bedrooms, primary closets, and bedroom closets to be carpet with 1/2" 6 lb pad  
  
Oversized multi-slide rear patio doors to access exterior living spaces (size varies per plan)

Ecobee® Programmable, Wifi-Enabled, Thermostat  
Garage Door Opener with 2 Remotes and Wifi Connectivity  
Raised ceilings in living areas and master bedrooms (per plan)  
Crown Moulding in Entry, Living, Dining, And Master bedroom and bath (no closets)  
Ceiling fans with light kit in living room, master bedroom, secondary bedrooms and rear patio  
Choice of luxury vinyl, or tile, including wood look, through main area, entry, kitchen, dining, hallways, powder bath and Primary bedroom

## Kitchen

1/3 horsepower sink garbage disposal  
Motion Sensor light in Panty (per plan)  
Disposal Switch on kitchen island (per plan)  
Trash Pull Out at Kitchen Island on select plans (per plan)  
Stainless Steel Apron Front farm house sink at kitchen island  
Full-Overlay, Factory-finished cabinets with 42" double-stack upper cabinets (per plan) and cabinet hardware with choice of finish

Water line for refrigerator icemaker  
Delta® kitchen faucet in choice of finish  
Choice of pendants at kitchen island (per plan)  
Crown Mold and Light rail with undercounter lighting included  
3cm quartz kitchen countertops, with 2cm overlay edge, and tile backsplash  
Samsung Built in Appliances including separate cooktop, oven, microwave and dishwasher. Includes wood vent hood with vent insert.

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