



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

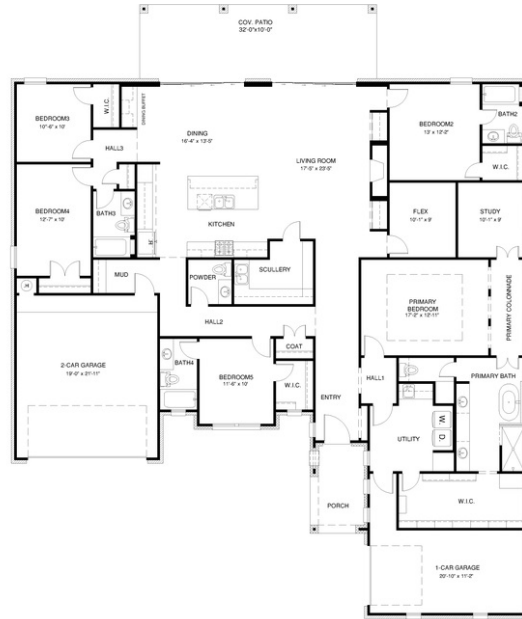


**161 Pine Branch
 Montgomery, TX 77356**

**HOME PRICED AT
 \$774,990**

Price and availability are subject to change without prior notice. Accurate as of Jan 21, 2025.

Floor Plan: Gruene
Square Feet: 3,215 (m.o.l.)
Bedrooms: 5
Bathrooms: 4.5
Garage: 3 Car





Included Features

Address: 161 Pine Branch **Price:** \$774,990

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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

Choice of tile floor in 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

Framed Mirror in Master 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

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

Energy-efficiency

Roof Ventilation system
Lennox gas furnace for heating
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

Radiant barrier roof decking
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
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

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

Smart Home Features

Wifi-Enabled Samsung Oven
Video Doorbell with Free Storage and Playback Data Feature
Smart Light Switches with WIFI connectivity at Garage Coach, Front Porch, Entry Hall, Rear Patio, Yard Lamp Post, & (6 switches total)

Wifi-Enabled Garage Door Opener
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)

Exterior Finishes

Covered patios standard (vary per plan)
Semi-gloss exterior paint with two colors
Minimum of 2 exterior waterproof electrical outlets
Fences to be included and are per POA requirements (per plan)

Full Guttering on plans (vary per plan)
Composite Shutters and/or accents (vary per plan)
Lamp Post located in Front yard to match Garage Coach Lights
Brick and stone exteriors with Hardi Trim siding (vary 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 lifetime limited shingle warranty

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

Water line for refrigerator icemaker
 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

1/3 horsepower sink garbage disposal
 Pfister® 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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