



The Bridges of Bear Creek

DISTINCTIVE EXTERIORS

- Country French, Traditional and Texas Hill Country, timeless architectural styling
- Dramatic entryway with 8' tall mahogany door designs
- Spectacular front covered porch, complimenting classic exterior architectural detailing
- Expansive covered rear patio for outdoor comfort with optional summer kitchen and fireplace
- Spacious three-car, side entry garage with designer carriage metal doors and garage door openers
- High quality twenty five year architectural roof shingles for distinctive roofscape
- Low-maintenance hardi-plank fiber-cement soffits
- Cedar 6' privacy fencing with steel posts
- Attractive native stone, classic brick, and stucco exteriors
- Maintenance-free full seamless gutters (front only)
- V-groove pine stained ceiling details at front covered porch and covered rear patio
- Low maintenance, elastomeric paint over 3-coat traditional process stucco.
- Lush landscape package with fully soded front and side yard with irrigation system to enhance yard appearance

SPECTACTULAR INTERIORS

- Floor to ceiling natural stone gas fireplace with cut-stone hearth floor to ceiling and gas log lighter
- Private study-home office, with attractive double French doors
- Unique ceiling detail in great room, kitchen, morning-breakfast room, master suite and foyer
- Impressive formal dining room for intimate entertaining
- Distinctive gallery for effortless flow of traffic to primary living areas. (per plan)
- Conveniently located computer retreat area's (per plan)
- Laundry room with ample space for craft-hobbies, and adjacent practical valet-mud room (per plan)
- Spacious walk in closets in all secondary bedrooms and plentiful storage throughout.
- Rounded sheet rock corners to enhance interior architectural styling throughout
- Beautiful ceramic tile flooring: foyer, gallery, kitchen, breakfast-morning room, secondary baths and powder room, master bath and utility
- 8' Continental doors on main floor—3 rooms with accent crown molding, with oversized baseboard and door casings throughout.
- Durable cast iron 5' tub with ceramic tile surround in secondary baths
- Optional bonus room, media room, expanded storage and private exercise alcove (per plan)

KITCHENS EXTRAORDINAIRE

- Deluxe Whirlpool® appliances in stainless steel or black
- Whirlpool® 36-inch gas cook top for the epicurean's delight
- Granite countertops with decorative designer edge
- Kitchen cabinetry with space saver 42 inch upper cabinets with attractive raised crown molding.
- High quality, stylish Moen® kitchen faucet with 8 inch deep cast iron or stainless steel undermount kitchen sink
- Spacious walk-in pantry for extra convenient storage
- Distinctive pendant lighting over food preparation island
- Range hood vented to exterior for optimum ventilation
- Ample recessed can lighting

EXPANSIVE MASTER SUITE

- Spacious master bedroom with raised ceiling with optional access to covered rear patio. (per plan)
- Separate glass enclosed shower with convenient seat and hand set ceramic tile surround and seamless shower doors.
- Luxurious drop-in acrylic Whirlpool® garden tub with designer Moen® deck mount faucet, accented with natural light windows.
- Individual, 36 inch height "his and hers" vanities with easy care cultured marble with drop in bowls.
- Oversized walk-in closets with natural light windows and optional convenient linen island for extra storage. (per plan)
- Private water closet with water saver elongated commode.
- Formal linen closet for ample storage.
- Optional private exercise alcove located off master bath. (most plans)

ENERGY, EFFICIENCY, AND SAFETY

- High efficiency Lennox® air conditioner-furnace 14 SEER rating for maximum comfort.
- Honeywell® set-back digital programmable thermostat.
- High performance double pane LOW E aluminum windows.
- Natural gas heating, with two energy efficient gas water heaters.
- Ceiling fans in master bedroom, great room and study / home office. All secondary bedrooms and gameroom blocked and wired for optional ceiling fans.
- Full security system with 2 key pads.
- High speed CAT-5 telephone and RG-6 TV multimedia pre-wire (up to 8/each)
- Plumb for both gas and electric at cooktop and utility
- Effective climate control insulation package.
 - R13 "Blown in Blanket" insulation on exterior walls
 - R22 batt insulation; all attic knee walls and sloped ceilings
 - R38 blown insulation; all flat ceilings
 - "Quiet" sound insulation package on Master Bedroom, all interior bath and laundry walls.
 - Tech Shield radiant barrier roof decking

Certain elevations and homesites will have premiums.

The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, specifications, materials, and features without notice. Prices may vary. Product type is subject to availability.

Floor plans and renderings are artist's conceptions.