

GRAND MESA at CRYSTAL FALLS

Leander, Texas

Quality Construction

- Beautiful Four Sides Stone & Stucco Exteriors (No Brick)
- Engineered Post Tension Foundation
- 16" On Center Spruce Pine Fir (SPF) Studs
- Engineered Roof Framing System
- Entire Exterior has OSB & Tyvek Wrap
- 2x6 Primed Spruce Fascia Board
- Whole House Water Cut Off Valve in Garage
- Primed Exterior Trim Boards
- Beaded Board Stained Ceilings at Front Porch & Covered Patio
- Cement Vented Soffit Material
- Garages are Drywall Finished, Trimmed & Painted
- Exterior Faucets for Easy Watering
- Beautiful Native Stone Exteriors with Accents, per plan
- Cast Stone Address Blocks
- Wood Burning Fireplace with Stone Face to Ceiling, Stone Hearth & Stone Mantle
- Pre-Plumbed for Water Softner
- 30 Year Dimensional Roof Shingles
- Large 5 1/4" Baseboards with 3 1/2" Casing Trim
- Rock Salt Finish Driveways & Sidewalks

Luxury Features

- 8' Tall Mahogany Front Door with 3/4 Lite Glass/Iron Insert in Choice of Styles
- 8' Tall Raised Panel Interior Doors (1st Floor) with Choice of 3 Designer Styles
- Granite Countertops in Kitchens with Stainless Steel Undermount Sinks
- Travertine Tile Backsplashes with Designer Touches
- Stainless Steel/Black Appliance Packages with 36" Cooktop
- Double Ovens with Sharp Microwave Drawer
- Beautifully Designed Stained Cabinets, in Choice of Poplar or Knotty Alder, with Crown Moulding
- 42" Tall Upper Kitchen Cabinets (most plans) with Full Wood Refrigerator Enclosure
- 36" Tall Vanity Cabinet Height in All Bathrooms
- Numerous Recessed Can Lights & Under Cabinet Lighting
- 3 Pendant Lights at Kitchen Islands
- Stone Wall at Kitchen Bar, matching exterior stone
- Oil Rubbed Bronze or Brushed Nickel Lighting Package with 2 Ceiling Fans
- Up to 17"x17" Tile Flooring in Entry, Family, Kitchen, Breakfast, Dining, Utility & All Bathrooms Laid Off-Set or Straight
- Granite Tops in All Baths with Undermount Porcelain Sinks
- Oversized Shower with Seat in Master Bath with Rain Head Faucet
- Oval Tubs in Master Baths with Tile Skirt, Tile Splash & Tile Deck
- Designer Mosaic Tile Deco Band Included at Master Shower & Master Tub
- Framed Mirrors in Master Bath & Powder Rooms
- Oil Rubbed Bronze or Brushed Nickel Moen 4" Spread Faucets with Choice of Style in all Baths

Luxury Features cont'd

- Oil Rubbed Bronze or Brushed Nickel Levers with Choice of Style on all Interior Doors
- Two-tone Interior Paint Schemes with White Ceilings
- Rounded Sheetrock Corners (except windows)
- Prewired for Data/Cable Outlets in Numerous Locations
- Upgraded Carpet Selections in Bedrooms & Closets
- Generous Landscape & Irrigation System Allowance

Personal Service

- Owner on Job Sites on Regular Basis
- Experienced Job Supervision
- Longtime Relationships with Quality Subcontractors & Suppliers
- Private Design Studio with Excellent Choice of Selections
- Flexible in Meeting Each Customer's Needs for Customization of Their Home
- Bonded Builder 2-10 Year Warranty Program
- Excellent Customer Service

Energy Efficiency & Quality

- Radiant Barrier Roof Decking (lowers attic temperature)
- Double Panel Vinyl Windows with Low E3 Glass
- Low E3 Glass used at Rear Exterior Doors (most selections)
- High Efficiency HVAC Systems with Media Filter/Fresh Air Intake and Jumper Ducts
- Programmable Thermostat(s)
- R-15/R-22/R-38 Insulation Package
- 2 Phase Poly-seal Treatment to Prevent Air Infiltration
- Superior Tyvek Exterior House Wrap
- Roof Ridge Ventilation & Air Vents
- Continuous Vented Soffit (most areas)
- Gutters on Front of Home
- Pest Defense System
- Security System with WiFi Remote Access Capability

Giddens Homes reserves the right to change prices, features and information without notice. Feature list represents the standard features at the time of print. Square footage is approximate. © 2017 Giddens Homes REV 10.10.17



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Luxury, Value & Quality