

## Frisco Hills



our energy package & included features

You deserve exactly what you want in your home. Come experience *the Dunhill Home Difference!*

**US OTHER**

- 100% Energy Star® Certified homes
- ENVIRONMENTS FOR *Living* Energy Guarantee Program
- 42" raised panel Knotty Alder or Red Oak custom cabinets with crown moulding
- Marlana vanity countertops in master & secondary bath
- R-50 insulation in attic
- Frisco ISD and onsite Elementary school
- Level III 3cm upgraded granite kitchen countertops
- Carrier® 16 SEER central A/C with gas furnace
- Valet with built-in shelves (per plan)
- Close proximity to major highways & thoroughfares
- Radiant barrier roof decking
- 30-year shingles
- 5.25" baseboards first floor
- Tilt-in Low-E vinyl windows for easy cleaning
- Short distance to shopping & entertainment
- Oil rubbed bronze or brushed nickel fixtures and hardware
- Fully fenced yard with steel post 6' fence
- Full security system with one keypad

**US OTHER**

- Seat in master bath shower (per plan)
- Santa Fe style interior doors
- Level II ceramic tile floors in entry, kitchen, bathrooms, nook and laundry room
- Taexx® pest control tube system
- Elegant fireplace with cast stone surround
- Clay fired brick with a lifetime warranty
- Upgraded landscaping package with full sod & sprinkler system
- Rinnai® tankless water heater
- Rounded drywall corners and art niches
- Industry leading HERS ratings
- Frigidaire® built-in stainless steel appliances with gas cooktop
- Upgraded carpet with 5 lb pad
- Zurn Pex® plumbing system
- R-13 batt insulation in walls, R-3 foam board & R-3 SIS structural board exterior sheathing
- High performance-reflective, Low-E vinyl windows
- Fiber cement siding
- 8' stained fiberglass front door with deadbolt



# DUNHILL HOMES®

*love how you live.™*

## Frisco Hills

13505 Bluebell Drive | Little Elm, TX 75068

### Included Features

**Included features at over \$35,000!**

## Quality Construction & Peace of Mind:

- Engineered post tension foundation
- Finger jointed studs
- Vapor barrier under all concrete floors
- Engineered floor system
- Tongue and groove ¾" OSB sub floor glued and screwed (2-story homes only)
- Wind shear design with combination of bracing and structural insulated sheathing
- Home orientation and walk-through(s) with your personal builder before start, at pre-drywall and prior to close
- Ten year transferable new home warranty provided by 2-10 Home Buyers Warranty Corporation

## Interior Features:

- Volume ceilings (per plan)
- Art niches and arches (per plan)
- Rounded drywall corners for added style (excludes windows, garage, closets and 45 degree corners)
- Valet with built-in shelves (per plan)
- Level III ceramic tile flooring in entry, kitchen, baths & utility room
- Level III plush stain resistant carpeting
- Decorative wood window sills
- Two-panel grooved detail with smooth finish hardboard interior doors in Santa Fe style 6'8"
- Oil rubbed bronze or brushed nickel oval shaped interior door knobs
- Privacy locks on master bedroom and water closets
- Lighting fixtures in oil rubbed bronze or brushed nickel
- Wood closet shelving
- Water shut-off valves at kitchen sink, bath vanities and water closets
- Washing machine and electric dryer connections
- Tilt-in windows for easy cleaning
- Wrought iron spindles - 1st to 2nd floor (per plan)
- Low VOC (Volatile Organic Compound) - carpet, paints and finishes
- 5 1/4" baseboards on first floor
- Elegant fireplace with cast stone surround

## Gourmet Kitchens:

- Luxury kitchen package
- 42" raised panel Knotty Alder or Red Oak custom cabinets with crown mould on uppers and cabinet over refrigerator
- Level III 3cm granite countertops
- Ice maker line at refrigerator
- Frigidaire® stainless steel built-in oven
- Frigidaire® stainless steel built-in gas cooktop
- Frigidaire® stainless steel dishwasher
- Frigidaire® stainless steel microwave
- Level III ceramic tile flooring
- Recessed can lights in kitchen (per plan)
- 1/3 hp InSinkErator garbage disposal
- Delta® Linden single handle faucet with vegetable sprayer
- Ceramic tile backsplash set diagonal
- Under-mount 8" deep, 50/50 double bowl stainless steel sink

## Luxurious Bathrooms:

- Level III ceramic tile flooring in master, powder and secondary baths
- Ceramic tile shower surround on walls set straight
- Marlana solid surface vanity countertops in master and secondary baths with dual drop in sinks (per plan)
- Delta® Windemere oil rubbed bronze or brushed nickel faucets
- Temperature controlled high performance shower valves
- Vented exhaust fans in all bathrooms to exterior
- Ceramic shower enclosure with seat in master bath (per plan)
- Garden tub in master bath
- Two sinks in master bath
- Lighting fixtures and hardware in oil rubbed bronze or brushed nickel
- 36" height vanities with raised panel Knotty Alder or Red Oak cabinets
- Elongated commode in master and powder bath

## Exterior Features:

- High performance-reflective, Low-E vinyl windows with a tilt-in feature on windows for easy cleaning
- Divided light front windows (per plan)
- 8' stained fiberglass front door with deadbolt
- Covered rear patio (per plan)
- 30 year shingles
- Two exterior frost proof hose bibs
- Weather proof electrical outlets at each exterior door
- 6' privacy fence with steel posts
- Full sprinkler system front and back yard
- Full sod
- Taexx® pest control tube system built into walls and Borate treatment to all 1st floor studs and 1st floor plumbing location(s)
- Fiber cement siding
- 100% clay fired brick with a lifetime warranty
- Full gutters with splash blocks

## Electrical:

- 3 CAT 5e phone outlets and 3 RG6 cable outlets
- Toggle switches throughout
- Square D electrical panel-200 amp
- Ceiling fan with light kit included in family room and master bedroom
- Prewire and block for fans in all bedrooms and gameroom
- Smoke detectors interconnected for your safety per code and city requirements
- G.F.C.I. outlets in all wet areas, front porch and patio
- Full security system with one keypad

## Garage:

- Textured and painted garages
- Raised panel metal garage door
- Keyless light fixture
- Garage door opener

## Energy Saving Features:

- 100% Energy Star® Certified homes - Each home inspected and rated by 3rd party
- Environments for Living® (EFL) with 3 year heating and cooling guarantee
- R-50 insulation in attic
- R-13 batt insulation in walls
- R-3 foam board and R-3 SIS structural board exterior sheathing
- R-22 batt insulation in sloped areas
- High performance-reflective, Low-E vinyl windows
- Pex® plumbing system
- High performance water saving plumbing fixtures
- Rinnai® tankless water heater (sized per plan)
- Carrier® 16 SEER central A/C
- Dual zone A/C system on 2-story plans
- Dryer vented to exterior
- Continuous ventilated soffit and static roof venting
- CFL lighting - 80%
- Rain sensing irrigation
- Programmable thermostat
- Radiant barrier roof decking
- Sill Seal system on bottom plates
- All ventilation systems run to outside
- Abundant air returns throughout the home

## Available Upgrades:

- Media room (per plan)
- Appliances: double oven, refrigerator & washer/dryer
- Bay and box windows (per plan)
- Abundant flooring, cabinet and countertop options

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Included features are subject to change without notice. Included features vary by community. © 2017 Dunhill Homes

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