



# 3617 Pecan Features

**4 BR, 3 Bth, 3 Car Garage | 2493 sqft | built 2026**

## EXTERIOR AND GARAGE

- Built on 10"x10" pilings
- 35-year warranty architectural shingles with algae resistance
- 30-year fiber cement exterior siding, fascia and soffit
- Acrylic Latex paint on siding and trim formulated to endure extreme weather
- Oil base enamel paint on all doors (premium scratch resistance)
- Three covered patios with LED lighting at the upstairs front, upstairs rear, and downstairs rear of the home
- 4 Car tandem garage with insulated walls, 10' high ceilings, and french doors to patio
- Wi-Fi enabled garage doors with remotes
- 6 1/2' Treated Pine fence enclosing backyard
- Exterior ceiling fan on back porch
- Dusk to Dawn security lighting on all exterior corners
- Hose bibs located on porches

## INTERIOR

- 9' high ceilings in secondary bedrooms
- 10' high vaulted ceiling in the master bedroom
- 15' high vaulted ceiling in kitchen and living area
- LED lighting in all living areas
- Rounded sheetrock corners throughout the home
- Latex paint on walls and ceilings
- Oil based paint on doors and trim
- Luxury vinyl plank flooring
- 5-panel shaker style interior doors throughout the home
- 2" Blinds
- CAT phone or ethernet wiring and RG6 cable TV wiring
- Pre-wired for motion and additional security pads
- Ceiling fan included in every bedroom room and the living room

## BATHROOMS

- Beautiful 42" shaker cabinets in all baths
- Framed mirrors in all bathrooms
- Stylish Quartz countertops in primary bth and secondary baths
- Energy efficient elongated commodes in all baths
- 13'x7' Oversized shower room with free-standing tub surrounded by quality tile in primary bathroom

## KITCHEN

- Expertly crafted 42" cabinets with adjustable shelves
- Stylish quartz countertops with stainless steel undermount farm sink
- Attractive and durable glass tile backsplash
- Sleek LED disc lighting
- Decorative hanging pendants at kitchen island
- Built-in pot filler above the stove
- 36" French style refrigerator with purified water filter, electric cooktop with 5 sealed burners, sensor microwave, built-in oven and large-capacity dishwasher
- 5'x9' Quartz island with built in beverage fridge
- Extra storage with breakfast bar
- Extra large walk-in pantry with tons of shelving

## ENERGY EFFICIENCY

- Energy Star Rated
- Ridge vents, soffit vents and air hawks to successfully condition attic and ensure proper air circulation
- Double pane thermal Low-E glass vinyl windows with tilt sash crafted to reduce UV light and keep energy costs down
- R-30 batt insulation at flat ceiling designed to keep energy costs low
- High-efficiency 15 SEER 2 Carrier® air conditioning system specifically designed for sizing and specification
- Honeywell® programmable thermostat
- Tankless water heater and Pex® water supply lines
- Energy saving LED light bulbs installed throughout
- Gas and electric installed at stove and dryer connections

## QUALITY CONSTRUCTION

- Professionally inspected and engineered 3000 PSI post-tensioned foundations
- Home is designed and inspected to meet the wind speed requirements of the International Residential Code
- Third-party engineering and inspection program at every stage of construction designed for maximum longevity, durability, and efficiency
- Smoke and carbon monoxide detectors installed for enhanced peace of mind
- Borate treatment to provide long-lasting termiticidal benefits

