

**Waters Edge on Lake Houston - The Harbor | Platinum**

13403 Lake Willoughby Lane  
Houston, TX 77044

**Included Features**

**Exterior Design**

- Fiber cement siding
- 4 sides brick – first floor
- Three-tone exterior paint schemes
- Exterior lighting at front and rear door with coach lamp at garage (per plan)
- 8' mahogany front door with satin nickel "Dakota" handleset (per plan)
- Kwikset® "satin nickel" deadbolt locks - exterior doors
- Fully fenced back yard with 6ft. privacy fence
- Fully sodded front, back and side yards to fence with front landscape package
- Cast stone engraved address block
- Insulated garage door with opener
- 3 exterior hose bibs
- Dimensional roof shingles
- 10'x10' patio (per plan)
- 8' Therma-Tru® full lite exterior back door (per plan)
- Front gutters with down spouts and splash blocks
- Brick front porch
- Full irrigation

**Interior Design**

- Low VOC Sherwin-Williams® paint in choice of 3 colors with Pure White ceilings and trim
- Stained stair handrails with iron spindles along stairs and balcony areas open to below (per plan)
- 8' Rockport interior doors with Kwikset® satin nickel "Cove" doorknobs on first floor (per plan)
- Ceramic tile flooring in entry and utility room
- 25 oz. Shaw® carpet with 3/8" carpet pad
- Direct vent fireplace, tile hearth and wood mantle
- Rounded sheetrock corners
- Light fixtures in brushed nickel finish or LED disc (per plan)
- Engineered marble vanities at secondary baths with undermount oval china bowl
- 4 ceiling fans with brushed nickel finish with light kit
- 4 1/4" baseboards on first floor

**Exquisite Master Suites**

- Timberlake® hardwood flat panel cabinets
- Moen® "Brantford" chrome fixtures
- Separate garden tub with ceramic tile skirt and shower with ceramic tile surround (per plan)
- Engineered marble master bath vanity with undermount oval china bowl
- Elongated commodes in master and powder baths
- Ceramic tile flooring in entire master bath
- Light fixtures in brushed nickel finish (per plan)
- Mud set showers on first floor

**Spacious Kitchens**

- Timberlake® hardwood 42" flat panel cabinets
- Ceramic tile backsplash laid straight

**Spacious Kitchens Cont.**

- DuPure water filtration system at kitchen sink
- Ceramic tile flooring in kitchen and breakfast
- Granite countertops with undermount sink Moen® Camerist chrome faucet
- 1/3 HP garbage disposal
- LED disc lighting (per plan)
- Stainless steel Whirlpool® built-in appliances: 30" electric oven with self-clean feature; multi-cycle dishwasher; built-in microwave with turntable, vented to outside; 30" 4-burner gas cooktop

**Superior Construction**

- Code certified windstorm bracing
- Dimensional roof shingles with 30 year limited warranty
- Trane® up to 16 SEER HVAC system with heat pump and 410A refrigerant
- R-21 roof deck open cell foam insulation
- R-13 foam walls
- R-6 ductwork with mastic seal
- High-efficiency Rinnai® gas tankless water heater
- DuPont™ Tyvek® HomeWrap® for protection against water and moisture intrusion
- Engineered post tension designed foundation
- Electric dryer connections
- Block and wire all bedrooms, family room, and game room for ceiling fans (per plan)
- Sill seal barrier at exterior perimeter
- 10 year limited structural warranty
- 1-2 year builder warranty
- Borate termite preventative treatment by HomeTeam Pest Defense®
- HomeTeam Pest Defense® with Taexx® built-in pest control system

**Health, Comfort and Energy Savings**

- CFL/LED Lighting
- Conditioned attics
- High performance toilets
- ENERGY STAR® appliances
- Low to zero VOC materials, paints, stains and adhesives
- Low-E Windows
- Minimum 16 SEER HVAC
- MERV 11 HVAC filtration
- PEX® plumbing
- Spray Foam Insulation
- Water-efficient faucets

**M.Connected Home™ Automation Suite\***

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Ring video doorbell
- Weather-sensing irrigation

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