

Room to settle in.

GLENDALE LAKES | SARATOGA HOMES | PLAN 1547 B

3 bedrooms • 2 baths • 2-car garage • Approx. 1,515 sq. ft.

A thoughtful one-story layout with a separate dining room, open kitchen and family room, covered patio, utility room and pantry. The primary suite includes a walk-in closet, double vanity, separate tub and shower, and private water closet.

Classic exteriors

- Two-panel steel entry door with glass insert; Schlage satin nickel entry knobs.
- Brick front with stone accents per elevation; cedar address plaque with modern numbers.
- Fully sodded front and rear yard; landscape package with one tree, one ornamental and five shrubs.
- 6-foot cedar privacy fence to rear corners of home.
- Can lights at garage and porch, if applicable; deadbolts on exterior doors.
- Garage door opener with remote; 25-year shingles.

Kitchen conveniences

- 30-inch Shaker flat-panel cabinets with adjustable shelving; stain choice and floating shelves per plan.
- Silestone 1CM countertops and ceramic tile backsplash.
- Frigidaire appliance package listed: black gas range, built-in microwave, dishwasher, refrigerator, washer and dryer.
- Stainless steel double-bowl drop-in sink with vegetable sprayer; garbage disposal; refrigerator ice-maker connection.

Comfortable interiors

- Open design with vaulted ceilings per plan; one-story ceilings vaulted from 8-foot wall height.
- Ceramic tile in entry, kitchen, utility room and all bathrooms.
- Two-panel interior doors; 1x4 base and casing trim; modern chrome light package.
- Prewired for three cable and three telephone outlets, plus an alarm system.
- Rounded sheetrock corners except at windows; cut-pile carpet with 3/8-inch pad.
- Wood shelving in closets and kitchen pantry; family-room ceiling fan.
- Additional bedrooms wired and blocked for ceiling fans; 2-inch faux wood blinds in major windows.
- Smoke detectors in all bedrooms.

Primary & secondary baths

- Honed square-edge cultured marble vanity tops; 4-inch backsplash in bathrooms.
- Double bowls in primary bath; Delta chrome plumbing fixtures.
- Separate tub and shower per plan; framed chrome glass shower.
- Garden tub with 13x13 ceramic tile surround matching primary bath floor; private water closet.
- Ceramic tile tub surround in secondary baths.

Built for everyday living.

ENERGY FEATURES | CONSTRUCTION | COMMUNITY INFORMATION

Energy efficiency

- Vinyl double-pane insulated Low-E windows; Tech Shield radiant-barrier roof decking.
- High-efficiency 16 SEER Carrier air-conditioning system with programmable thermostat; fresh-air intake system.
- R-13 batt insulation in exterior walls; R-19 batt in sloped ceiling areas; R-30 blown insulation in flat ceilings.
- R-6 Powerfoam sheathing: 1 inch and 1/2 inch continuous insulation, as listed by builder.
- High-efficiency gas heating; 40-gallon gas water heater.
- Heat-reflecting Mylar-coated R-6 flex ducts, fully sealed and strapped at connections.
- Spot-vent attic ventilation per airflow calculations.
- Poly-seal around doors and windows; caulked base plates.
- Right-sized HVAC equipment with airflow calculations.

Community essentials

- HOA: Glendale Lakes PMG • 713-319-7100
- HOA dues: \$550. Confirm current amount and payment frequency.
- Schools: Fort Bend ISD; Heritage Rose Elementary, Thornton Middle School and Ridge Point High School. Confirm current zoning with the district.

Construction details

- Third-party quality inspections throughout construction.
- Engineered post-tension foundation based on lot-specific soil analysis.
- Binsa brick front exterior; Cemplank by James Hardie masonry siding.
- On-site Borate spray termite treatment with tubes in walls.
- Two exterior hose faucets; PEX plumbing; insulated water pipes on outside walls.
- Three exterior GFI electrical outlets.
- "Crack Defense" metal straps on interior doors and rafters/joists, as listed by builder.

Plan at a glance

- Entry foyer and front porch.
- Separate dining room adjoining kitchen.
- Kitchen island, pantry and utility room.
- Family room opens to covered patio.
- Three bedrooms and two full bathrooms.
- Primary walk-in closet; attached two-car garage.

Features may vary by plan and elevation. Confirm appliance inclusion, materials, equipment, dimensions, school zoning and HOA dues for the specific home.