



LUXURIOUS INTERIORS

- Level 1, 3cm Granite or 2cm Quartz Countertops
- Pre-Finished Cabinets w/ Soft Close Doors, Full-Extension Glides with Dovetail joints on Drawers
- Trim Package with 3" Base and 3" case
- Delta® Plumbing Fixtures in Chrome
- Frigidaire® Gallery Stainless Steel Appliances
- Hand Textured Walls
- Jetta Soaker Tub in Master Bath
- Level 1 Tiled Shower Walls and Floor
- Wood Look Tile in the Main Areas
- Level 1 Carpet, Tile & Level 1 Backsplash
- Brick to Mantle Fireplace
- Rounded Drywall Corners throughout (Per Plan)
- Hardware allowances: \$1200 - 1 story
\$1400 - 2 story

Additional CROSS TIMBERS UPGRADES

- Full Gutters
- Second Garage Door Motor (if applicable)
 - Decorative Garage Door Overlay
 - 5-Burner Cooktop
 - Level 2 Backsplash
- Designer Lighting Allowance - \$1.50/ft²
 - 5" baseboards
- Trash Pullout in the center island
- Engineered Hardwood Flooring in Main Areas

"What Features are Standard in Shawn Forth homes?"

QUALITY CONSTRUCTION

- Blown Insulation - R15 (Walls) & R38 (Ceiling)
- Super Seal® Caulk & Foam Package
(Eliminates exterior airflow)
- 16 SEER LENNOX Air Conditioner
- Energy-Efficient Windows - Low-E
- Atlas Prolam Shingles w/ Lifetime Ltd Warranty
- One Garage Door Motor
- Cable Outlets with Smart Box
- Security System - All Exterior openings, Smoke and Co2 detectors

PEACE OF MIND

- Schluter® Waterproof System in Master Shower
- 10-Year Structural Warranty from Quality Builders Warranty®
- 1-year Limited Builders Warranty
- Manufacturer Warranties on Appliances
- Manufacturer Warranties on Heating and Cooling Units
- 5-Year Termite Warranty
- Rinnai Tankless Hot Water Heater

CLASSIC EXTERIOR FEATURES

- James HardieBoard® Cement Fiber Siding
- 5 Zones of Irrigation
- Basic Landscape Package
- 4,000ft² of Sod