

WESTBURY PLACE

Interior Design Features

- * 8' ceilings
- * 1/2" high strength sheetrock on walls and ceilings
- * Monterey drag texture ceilings and walls
- * Prewired for 2 cable TV and 2 telephone outlets (location per plan)
- * Finger-joint wood base molding & door casing
- * Color coordinated interior trim and wall finish
- * A wide selection of designer **Mohawk** or **Shaw** carpet
- * Six-panel embossed wood-grain interior doors
- * No-wax **Mannington** sheet vinyl flooring (location per plan)
- * Laminate bathroom countertops with drop in bowl
- * Ventilated shelving in all homes
- * **Volume** polished brass light fixtures
- * **Kwikset** polished brass (Polo) Hardware
- * **Price Pfister** plumbing fixtures

Exterior Design Features

- * Full brick on front of homes (location per plan)
- * Fully sodded front yard
- * 3 x 3 Stoop per plan
- * 6' privacy fence with 1 gate surrounding backyard
- * Divided lite windows on the front of all homes

Kitchen Features

- * 30" Raised Panel cabinetry with hidden hinges, adjustable shelves, and choice of stain color
- * **Whirlpool** 30" electric coil top range (White or Black)
- * **Whirlpool** energy efficient dishwasher (White or Black)
- * **Whirlpool** recirculating venthood (White or Black)
- * **Wilsonart** laminate countertops with a wide variety of colors to choose from
- * Stainless steel double bowl sink with **Price Pfister** faucet and veggie sprayer
- * High capacity 1/3 HP food disposal unit

Energy Efficiency Features

- * **R-13** insulation in exterior walls, **R-22** insulation at sloped ceiling areas and **R-30** blown insulation above flat ceilings as well as sill seal around base plates and polyseal around doors and windows to reduce air infiltration
- * Energy efficient **13 SEER Goodman** HVAC system with 10 year parts limited warranty
- * Heat reflecting **R-6** Mylar coated HVAC ducts
- * **Honey Well** digital thermostat
- * **50 gallon** high efficiency, quick recovery water heater or 66 gallon water heater with 3.5 baths
- * Pressure Balancing (anti-scalding valves)
- * Double-paned insulated Low-E windows
- * 6-panel insulated steel front door
- * Air hawk and perforated soffit vents for attic ventilation

Construction Features

- * Engineered post tension foundation designed for your community
- * **Acme** brick available on all homes
- * Pre-wiring for garage door opener
- * Fiber-cement lap siding
- * **Pex** water distribution system with limited concealed connections to minimize leak hazards
- * Insulated water pipes on exterior walls
- * 20 year 3- tab roof shingles
- * 2 exterior hose bibs (location per plan)
- * 3 exterior electrical outlets (location per plan)

Security Features

- * Pre-Wired for alarm system at exterior doors
- * Privacy deadbolts on front and rear entry doors
- * Smoke detectors in all bedrooms and other critical locations (per code)
- * Exterior lighting at entry, garage front, and rear patio

Bella Vista Quality Programs

- * Professional design appointment with professional decorator
- * Pre-construction meeting with Construction Manager
- * Pre-sheetrock meeting with Construction Manager
- * Pre-settlement meeting with Construction Manager
- * One year door to door warranty
- * Two year mechanical delivery systems warranty
- * **Home of Texas** 10-year limited warranty plan



In continuing effort to improve the homes we build, Bella Vista Homes reserves the right to change plans and specifications without notice. Front windows will vary per elevation.