

OUTSTANDING STANDARD FEATURES AT NO EXTRA COST

Green Home Certified (GBNT Program)

Magnificent Kitchen

- **Handcrafted and designed custom cabinets with 42" uppers** with raised panel design and crown moulding. Stained onsite
- 3 centimeters **granite countertops**
- **GE Stainless Steel** appliances with built-in cook top and oven
- **GE Stainless Steel Energy Star** tall tub built-in **dishwasher** with **full-length flat door**
- 4" x 4" **tumbled stone backsplash** with bronze decorative inserts
- Stainless steel **undermount sink**
- **Moen** one handle oil-rubbed bronze pull-out sprayer
- Under cabinet **fluorescent lights**
- **Generous recessed can lighting**
- Oil-Rubbed Bronze lighting package
- Designer 20" x 20" porcelain tile flooring

Master Suite

- Remarkable **custom vanity**
- **TV connection** with plug designed for flat-screen TV conveniently placed near master tub area
- **Royal jetted tub**
- Designer **porcelain tile shower** surround and pan with crystal glass inserts
- 20" x 20" porcelain tile floor in master bath
- **Moen oil-rubbed bronze faucets**
- Walk-in closets with over-sized wood storage shelves and shoe racks
- Shower window with clear glass
- Upgraded lighting fixtures with alabaster glass
- Ceiling fan with light fixture
- Framed mirrors

Interior with Luxury Features

- Hardwood Flooring in Foyer
- **Centralized wiring system** for Voice, Data and Video for each room
- **Rounded sheetrock** corners throughout the house (excluding windows)
- **Crown moulding** in Dining Room, Family Room, Kitchen, Entry, Master Bedroom and Bath
- **Moen oil-rubbed bronze plumbing fixtures** in all baths
- 5 1/4" Baseboard moulding throughout including the garage
- Imported 20" x 20" **Porcelain** tile in all wet areas
- Designer arched hallways with rounded corners
- Full security system with 1 keypad, all doors and windows (pre-wired)
- **8' Cheyenne** style interior doors on first floor per plan
- 10' raised ceiling per plan with sloped ceiling in bedrooms
- Chair rail moulding in Formal Dining Room
- **Upper matching cabinets** in Laundry Room with sink per plan
- Upper matching cabinets in all baths per plan
- **Decora light** switches
- All bedrooms pre-wired for ceiling fan
- Recessed can lighting in Kitchen, Fireplace and Entry Niches*
- Smoke detectors
- Designer cast stone fireplace surround with gas starter
- Ceiling fan in Family Room and Master Bedroom
- Oil-rubbed bronze door hardware
- Framed mirrors in all bathrooms

Precious Exterior Features

- Exceptional **stained 8' Knotty Alder Wood Entry Door**
- Keyless entry pad on front door
- Standard **stone elevation** per plan
- **Buff mortar**
- 30-year shingles
- Exceptional landscape package
- Exposed Washed Concrete driveways and lead ways
- **Fully sodded** front and rear with 419 Tiff Bermuda grass
- **Automated zone sprinkler** system per plan
- Bricked front porch*
- **Rain gutters** on front elevation
- Garage fully textured and painted with 5 1/4" baseboards
- **Cedar Garage Door with opener(s)**
- Low-E Sandstone vinyl framed windows with screens
- 5/8" Stucco with Hacienda finish
- **Coach light** (Black or Oil Rubbed Bronze)
- Re-enforced engineered post-tension foundation
- **6' wood privacy fence**



* Selected plans only. Contact your sales specialist for more information



Model B
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Green plus Energy Star Certified Homes!!

(Smart investment, Better performance)

Energy & Engineering

- **Certified Green Built Homes with GBNT program**
- **Certified Energy Star Homes**
- Rinnai tankless on-demand hot water heater
- Pre-plumbed for water softener
- **Radiant Barrier** roof decking
- **Amana 16-Seer** high efficiency central air conditioning unit
- **Honeywell programmable thermostats** and fresh air system
- **Efficient ventless gas burner fireplace**
- **Low-E double-paned** windows
- Adhesive window & door moisture resistance wrap used around all windows and doors
- Polyseal insulation system around doors, windows, base plates and all penetrations
- **R-13 insulation** in exterior walls

Warranty & Maintenance Program

- **Megatel Homes offers 1-12 Customer Care Program:**
 - **1 month follow-up appointment** with customer satisfaction survey
 - **12 month follow-up appointment** for taking care of normal settlings and perform Quality Assurance Inspection Program
- **10 year structural warranty** provided by Bonded Builder Warranty Group
- Customized **Homeowner's Complete Maintenance Manual** provided

Personalized Services

- Architectural services available
- **Offer the best quality and value to homebuyers**
- Perform Quality Assurance Inspection Program and **homebuyer walk-through** prior to closing for complete satisfaction
- **Competitive financing** and knowledge-based assistance through entire closing process
- Customized **new home orientation** prior to closing and explanation of the Maintenance Program



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