

Woodbridge-Phase 10C “The Fairways”

(Wylie)

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** slide-in electric range
- **GE Stainless Steel** microwave over the range
- **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 in the master bath
- **Royal jetted tub**
- Designer **porcelain tile shower** surround with crystal glass inserts
- Fiberglass shower pan
- 20” x 20” porcelain tile floor in master bath
- **Moen oil-rubbed bronze faucets**
- Walk-in closets with over-sized storage shelves and shoe racks
- Shower window with clear glass
- Upgrade lighting fixtures with alabaster glass
- Ceiling fan with light fixtures
- Framed mirror in master bath

Interior with Luxury Features

- Tile flooring in the 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
- **Moen oil-rubbed bronze plumbing fixtures** in all baths
- 3 ¼” 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 keypad on all doors and windows-(pre-wired)
- **Cheyenne** style interior doors
- 10’ raised ceiling per plan with sloped ceiling in bedrooms
- **Sherwin Williams** accent paint
- **Egg shell** or semi-gloss finish paint in kitchen, bathrooms and all closets
- Chair rail moulding in formal dining room
- **Upper matching cabinets** in laundry room
- **Decora light** switches
- All bedrooms pre-wired for ceiling fan
- Recessed can lighting in kitchen, fireplace and niches*
- Smoke detectors
- Designer cast stone fireplace surround with gas starter
- Ceiling fan in family room
- Oil-rubbed bronze door hardware

Precious Exterior Features

- Exceptional **stained fiberglass front door** with 2/3 designer **glass insert**
- Standard **stone elevation** per plan
- **Buff mortar**
- 20 year shingles
- Exceptional full landscape and seasonal flowers
- Exposed Washed Concrete for driveways and lead ways
- **Fully sodded** front and rear with Bermuda grass
- **Automated zone sprinkler** system per plan
- Bricked front porch*
- **Full gutters**
- Garage fully textured and painted with 3 ½” baseboards
- **Garage door opener(s)**
- Low-E Sandstone windows with screens
- **Hardi-Plank** fiber cement siding with soffits and a limited manufacture warranty
- **Coach light** (Black or Oil Rubbed Bronze)
- Re-enforced engineered post-tension foundation
- **6’ un-stained privacy fence** on metal posts



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



Model A
01-03-11

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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**
- **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
- Rinnai tankless water heater

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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