

FEATURES

SUNSET POINT at Twin Coves of Flower Mound

STANDARD FEATURES AND SPECIFICATIONS

Bud Bartley Family of Builders

Bud Bartley Custom Homes, LLC
Build on Your Own Lot TX, LLC

3419 Cross Timbers Road, Suite 101
Flower Mound, TX 75028

WHO WE ARE AND WHAT WE BELIEVE

Locally owned with deep roots in this community, we take great pride in the value offered to each client.

Our building associates are craftsmen, each dedicated to fulfilling your distinctive vision for your custom home, using only the finest in materials and modern building techniques. Our employees are dedicated customer service professionals focused on providing caring service to our homeowners.

Right sized! That's us! Bud Bartley Custom Homes is small enough that everyone in the company will know about you and your new home, yet large enough to have purchasing power.

We often build homes for industry insiders and have built multiple homes for the same families.

Bud Bartley Custom Homes builds in warmth and comfort, never forgetting that a home is where memories are born.

FULL CUSTOM HOME DESIGN SERVICES

You dream it! We will build it!

- Any architectural style! Any size! (Subject to HOA restrictions)
- Collaboration with Architect/Home Plan Designers and Sales Associate to create your dream home
- If preferred, select one of Bud Bartley Custom Homes' impeccably designed floor plans which can also be altered to meet your specific needs
- Professional design services with an in-house ASID-designated Interior Designer, and access to the Bud Bartley Custom Homes Design Center Showroom

CABINETS, CARPENTRY, MILLWORK AND DOORS

- Substantial, heavy, extra-wide entry doors in iron, wood and glass combinations
- Carpenter-built stairways with multiple options of

CABINETS, CARPENTRY, MILLWORK AND DOORS (Cont.)

iron and wood combinations to match your architectural style, including wood treads and risers

- Trim style options
- Choice of several cabinet styles either painted or stained
- Full extension cabinet drawer guides throughout entire home
- Choice of cabinet vanity or pedestal sink in powder bathroom
- Several options of hardware to choose from for doors, baths, cabinets, and closets

COUNTERTOPS, FLOORING AND WALL TILE

- Thick 3cm Granite, Maestro Quartz or solid surface countertops for kitchen and master bathroom
- Choice of Maestro marble or granite countertops with under-mount sinks in secondary bathrooms (including power bath)
- Choice of Maestro marble or granite countertops with drop-in sink in utility room
- Engineered wood or tile flooring in entry, study, formal dining, family room, kitchen, dining nook and main floor hallways
- A wide array of tile choices offered for flooring, shower/tub surrounds and back splashes
- Tile laid to ceiling on master bath shower walls

ADDITIONAL HIGHLIGHTS

- Certified Energy Efficient homes are easier to sell and have a higher resale value.
- Outstanding Thermador appliance package includes:
 - ✓ 36" Gas Range Top
 - ✓ Double Wall Oven
 - ✓ Dishwasher
 - ✓ Built-In Microwave

LOW VOLTAGE SECURITY AND AUDIO/VIDEO DISTRIBUTION

- Security prewire and trim
- Atmos-ready surround sound prewire, which consists of up to 9 speaker locations for an exceptional media room experience [Learn more about Dolby Atmos-Ready at <http://dolbyatmos.onkyousa.com>]
- Family room includes a 5.1 surround sound prewire
- Three additional rooms prewired for stereo speakers
- Future-proof infrastructure custom designed with a residential technology CEDIA-certified professional [Learn more at www.cedia.net]
- Premium grade materials including enhanced Category 5 (Cat5e) certified to 350MHz, quad-shielded RG6 coaxial cable including DataComm plates and terminations for unsurpassed sound and picture quality

HOUSEHOLD COMFORT

- Bosch 17 SEER2, high-efficiency HVAC system with multi-speed condenser(s) and variable-speed (96%) furnace(s), offering phenomenal energy saving air conditioning and gas heating equipment (SEER may vary by tonnage and other factors)**
- Ecobee 6 Premium, Wi-Fi Ready, touchscreen thermostat(s) for ease of use**
- Multiple return air locations including all bedrooms for better air circulation, increased comfort and quiet operation
- Electronically controlled fresh air intake for healthier indoor air quality**
- Honeywell® media filters with a MERV 11 efficiency rating for improved air quality and less frequent filter changes**
- Insulated duct work is pressure-tested after installation to ensure system integrity

HOUSEHOLD COMFORT (Cont.)

- Vinyl windows (Boral or equivalent), Argon gas-filled, double pane, Cardinal® LoE³ glass for superior heat rejection and interior furnishings fade protection**
- Energy Star high-volume, low-noise exhaust fans

**GreenSmart building product

PLUMBING

- Large free-standing or deck-mounted tub in master bath (per plan)
- Elongated commodes in all bathrooms
- Rapid recovery, efficient gas water heaters (quantity count and sized per home) located on the ground floor—not in the attic (per plan)
- Whole-house timer-controlled hot water recirculating system for no-waiting hot water
- Beautiful, durable Delta faucets – many choices to fit your style
- Frost-resistant hose bibs to reduce possibility of freezing
- Pressure-tested iron gas lines run to the patio for heater or grill, fireplace(s), furnaces, hot water heaters and cooktops, providing for the best in comfortable living
- Fire suppression system

ELECTRICAL AND LIGHTING

- Choice of several locations to brace and wire for ceiling fans
- Carbon monoxide and smoke detectors (per plan)
- Exterior weatherproof outlets (per plan)
- Motion-activated light switch in kitchen pantry and master closet
- LED-ceiling mount disk lights for low heat, long-lasting, incredibly efficient lighting
- LED under-cabinet kitchen task lighting (per plan)
- Under cabinet outlet strips, allowing for a beautiful, clean backsplash
- Lighting allowance for fixtures, decorative lighting, sconces, etc., providing Owner with unlimited options

INSULATION AND RADIANT BARRIER

- Full Foam Encapsulation
 - R-31 (8.5") open cell foam insulation at roof rafters over living area, improving air quality and by keeping the mechanical equipment within the envelope, improves longevity of the HVAC system and home**
 - R-16.2 exterior wall system achieved with:
 - R-13 (3.5") open cell foam insulation in the exterior walls, offering a thermal and acoustical insulation**
 - R-3.2 Rmax ThermaSheath®-SI continuous insulated sheathing offering air, moisture and radiant energy barrier for entire home** [Learn more at www.rmax.com]
 - Air-Tight Soffits where full foam insulation is installed which aids in controlling interior temperature**
- Polycell foam used to seal all exterior penetrations (doors, windows, vents, etc.) and interior draft points**

**GreenSmart building product

FOUNDATION, FLATWORK AND CONSTRUCTION MATERIALS

- Foundations designed by a registered Texas engineer using floor plan/load criteria and a geotechnical soil report
- Flatwork is steel reinforced concrete
- Masonry options includes natural stone, stucco, and kiln-fired clay brick (per plan)
- Exterior siding and eaves are durable fiber cement material
- Architectural composition shingles, tile*, slate* and metal roof* accents (per plan) [*Cost option]
- Engineered silent step floor system on upstairs living areas with tongue and groove subfloor decking; decking is nailed, glued, and screwed to floor system
- 2" x 6" studs on all exterior walls that are 12' and higher
- Windowsills are solid wood, not MDF