

# Yaupon Creek

213 & 214 Rivulet Lane Lakeway, Texas

*Spectacular Homes — Bruce Homes*

## Home Features

### *Luxurious Interior Features*

Ceramic Tile in Entry, Kitchen, Breakfast, Utility, and ALL Baths  
Base Line White Fox Carpet with 3/8" pad, Per Plan  
Rounded (Bullnose) Drywall Corners throughout Plan Architectural Niches and Ceiling Treatments throughout, Per Plan  
Monarch/Pittsburgh Interior Paint  
Monarch/Pittsburgh Interior Trim Paint  
Walls and Ceilings are Monterey Drag Texture  
Garage has Painted Ceilings & Walls with Monterey Drag Texture  
Moen, Brantford Oil Rubbed Bronze Plumbing Fixtures ALL baths  
Moen, Brantford Oil Rubbed Bronze Hardware, ALL baths  
White Elongated Commodes in ALL Baths  
Ceiling Fan with Light Kit in Master and Great Room  
36" Direct Vent Gas Fireplace with Ceramic Tile Surround  
Floor Plug with Brass Cover included at Great Room  
Phone Outlets - in all Bedrooms, Kitchen, Study, and Great Room  
RG6 Quad Shield Cable Outlet in Bedrooms, Study & Great Room  
Utility Room – Interior Washer and Dryer Locations with Cabinets Above, Pre-Plumbed Only for Future Utility Sink

### *Kitchen Features*

Maple or Equivalent Hand Crafted Custom Cabinets – Per Plan  
–Raised Panel Doors with 42" Uppers and 3" Crown Mold  
Granite Countertops at Kitchen and Island with Bullnose Edge  
Ceramic Tile Backsplash  
Undermount Stainless Steel Sink  
Moen Extensa Faucet, Stainless Steel  
1/2 Horsepower Insinkerator Badger Disposal  
Whirlpool Appliances in Stainless Steel  
–30" Gas Top Cooktop  
–Vented Range Hood (Vented to Outside) with Light  
–30" Electric Self-Clean Oven  
–Microwave Built-in with Glass Turntable  
–Energy Efficient - Dishwasher  
Walk-in Pantries  
Pendant and Recessed Can Lighting Per Plan

### *Master Bedroom and Bath*

Custom Tile Surround Shower with Seat  
Dual Sink Marble Vanities with Sit Down Vanity  
Soaking Tub with Custom Tile Surround  
Spacious Walk in Closet  
Separate Commode Area for Master Privacy

### *Garage Features*

Two Car Garage with 1 – 16x7 Garage Door  
Garage Door Openers with Two Transmitters per door  
1-Keyless Entry Mounted for Homeowners Easy Access  
Pull-down Attic Stair , per Plan

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### *Energy Features*

Low E (Low-Emissivity) Windows  
1/2 Screens Installed on all Operable Windows  
14 Seer Carrier Unit, Per Plan  
Hot Water Heater  
Polyfoam Sealant (2-Stage) at all Exterior Air Infiltration Points  
Insulation as follows:  
–R-30 Blown and/or Batt at Flat Ceilings  
–R-22 Batt at Sloped Ceilings and Knee Walls  
–R-13 Batt at Ext.Walls & Garage Walls Common to Living Areas  
–R-11 Quiet Zone Batt Insulation Installed at Baths and Utility  
Carrier Programmable Thermostat  
Tech Shield Roof Decking

### *Exterior Features*

Stone & Stucco Combination, Per Plan  
–Autumn Blend Stone Texas Tan Mortar Standard  
–Stucco with 1/2" Metal lath, 2 Coats, 1/2" Thick  
Private Stone Wall Courtyard Entrance with 5' Metal Gate & Trellis, Per Builder Design  
Large Covered Patio  
Wood Privacy Fence at Sides and Rear, Per Lot  
\$1000 Tree, Shrub and Mulch Bed Allowance  
Sprinkler Irrigation System  
–Full Front Yard  
–Full Side Yards  
–Sod and Sprinkler Installed on lot 30' from Rear of Home, Per Lot  
Lawn is Fully Sodded w/St Augustine at Front, Side Yard & Rear  
Gutters Installed on Front & Sides, Horizontal Runs, Rear Optional  
2 Exterior Electrical Receptacles  
3 Exterior Hose Bibs

### *Additional Important Construction Features*

Owens Corning Brownwood 30 Year Shingles  
Frieze & Fascia are 7/16" Textured Hardi Trim  
Entry & Covered Patio Ceilings are 4x8 Textured Hardi  
Foundation, Engineered Post Tension  
–3000 PSI Concrete  
–Patio is Monolithic Pour  
Pre Slab Termite Protection at Foundation  
Security System Prewire all Operable Windows, Exterior Doors  
16" On Center Stud Framing

### *Warranty Coverage*

Home of Texas 1-2-10 Homeowners Warranty  
TRCC Licensed Builder with TRCC Homeowners Warranty  
Bruce Homes Homeowner Warranty

*Bruce Homes' building specifications, plans and pricing are subject to change without notice. 5-04-09*

