

Mission Oaks

Georgetown, Texas 77633

Spectacular Homes — Bruce Homes

Home Features

Luxurious Interior Features

Mud Room adjacent to Utility for *Country-Living* convenience
Ceramic Tile in Entry, Kitchen, Breakfast, Utility, and *ALL* Baths
Stain Master Carpet, Per Plan
Rounded (Bullnose) Drywall Corners throughout
Architectural Niches and Ceiling Treatments throughout, Per Plan
Monarch/Pittsburgh Interior Paint, choice from Standard Colors
Monarch/Pittsburgh Interior Trim Paint, choice from 7 Colors
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
Granite Countertops with Under Mount Sink in *ALL* Baths
White Elongated Commodes in *ALL* Baths
Ceiling Fan with Light Kit in Master, Great Room & Study
Wood Burning Fireplace, 42" or 36"-- Sized Per Plan
~ Raised Stone Hearth with Stone Surround that Matches Exterior
White or Ivory Rocker Light Switches
Floor Plug with Brass Cover included at Great Room
On Q System with CAT 5E Phone Outlets
~ Included in all Bedrooms, Kitchen, Study, and Great Room
RG6 Quad Shield Cable Outlets
~ Included in all Bedrooms, Great Room, Study and Game Room
5 ¼" Baseboards included throughout Interior

Kitchen Features

Your choice of Beech, Oak, Hickory or Knotty Alder Cabinets -
~Raised Panel Doors with 42" Uppers and 3" Crown Mold
Granite Countertops with Bullnose Edge
"Level 2" Tile Backsplash
Undermount Stainless Steel Sink
Moen Extensa Faucet, Stainless Steel
1/2 Horsepower Insinkerator Badger Disposal
Whirlpool Appliances with Stainless Steel Finish
~30" Electric Smooth Top Cooktop
~Vented Range Hood (Vented to Outside) with Light
~30" Electric Self-Clean Oven
~Microwave Built-in with Glass Turntable
~Energy Efficient - Quiet Wash - Dishwasher
Walk-in Pantries
Recessed Can Lighting Per Plan

Master Bath

Extra Large Walk-in Shower
His and Hers Dual Shower Heads for Extra Pampering
Optional Drop In Whirlpool Tub with Custom Tile Surround
Granite Countertop, Bullnose Edge with Tile Backsplash



Garage Features

Every Home has a 3-Car Garage with 1-16x8 and 1-9x8 doors
Garage Door Openers with Two Transmitters & 1-Keyless Entry
Pre-Plumbed for Future Water Softener
Pull-down Attic Stair
Energy Features
Low E (Low-Emissivity) Windows
1/2 Screens Installed on all Operable Windows
Attic Ridge Vents, Passive Vents & Gable Louvers (Per Plan)
14 Seer Carrier HVAC with Puron Refrigerant
One 66 Gallon Hot Water Heater, Minimum
~Two Hot Water Heaters if Plan is >3000 Square Feet
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
Radiant Barrier Roof Decking by Tech Shield

Exterior Features

Stone & Stucco
~White Chopped Limestone Standard; Upgrades Available
~White Mortar Standard with White Stone
~Stucco with ½" Metal lath, 2 Coats, ½" Thick
Large Covered Patio at Back Yard
\$1000 Landscape Allowance for Trees, Plants & Beds
Sprinkler Irrigation System
~Full Front Yard
~Full Side Yards
~10 Foot Perimeter at Rear of Home
Lawn is Fully Sodded w/Bermuda at Front, Side Yard & 10' Rear
Gutters Installed on Front, Sides and Rear, Horizontal Runs
2 Exterior Electrical Receptacles
3 Exterior Hose Bibs

Additional Important Construction Features

30-Year Composition Shingles & 15 Pound Felting
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
Security System, Prewire & Trim, Includes 1 Keypad and Siren
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 LP,

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*Bruce Homes' building specifications, plans and pricing
are subject to change without notice. 1-24-09*