

Classic Homes

SPEC CFE 2456
1916 JANA WAY – LOT 15B
Caddo Mills, TX 75135

Interior Features

- One Story, 2456 Square Feet Living Area
- **PROPANE**
- 3 Bedrooms, 3 Baths and Dining Room
- Fireplace - Stone to Ceiling w/ Custom Mantle
- Master Bedroom with 10 Ft. Sloped Ceiling
- Crown Molding in Entry and Dining Room
- Granite Countertops in Kitchen and Bathrooms
- Travertine 3x6 Travertine Off-Set for Kitchen Backsplash
- 10 inch Stainless Steel under-mount sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets, with Built in Microwave and Single Oven Cabinet
- Trash Pull out
- Stone Under Bar
- 2'x6' Kitchen Island with Granite Countertop
- Whirlpool Stainless Steel Appliances
- Programmable Thermostat
- Abundant Walk In Closets Throughout
- Custom 5'X5' Master Shower with Shower Wand
- Jetted Tub (6) jets
- Wood Flooring in Entry, Living Room, Dining Room and Hallway to bedroom 2 and 3
- Ceramic Tile in Kitchen, Nook, all Baths and Utility Room
- 2nd Upgrade Carpeting in All Bedrooms and Bedroom Closets,
- ½ inch Pad with Carpeting
- Archways in Formal Areas
- Oil Rubbed Bronze Lighting Fixtures and Door Hardware
- 2" Faux Wood Blinds

Exterior Features

- 100% Brick Exterior w/ Stone Accent on Front
- Oversized Covered Porch and Covered Patio
- Garage Door Opener
- 2 Car Garage – Side Entry
- 100% OSB Exterior Sheathing on Walls
- Tyvek House-wrap
- 30 Year Dimensional Shingles
- 14 SEER Carrier Air Conditioning Unit
- 2X6 Exterior Walls
- Foam Encapsulated Insulation Package
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- 8' Knotty Alder Front Door with Speakeasy, Clavos and Iron Straps
- 8000≠ Sod, 8 Station Sprinkler system and Shrub Package
- 250 Gallon Buried Propane Tank w/ (4) Gas Drops: Fireplace, Cook-top, Tank-less Water Heater and BBQ
- 30 AMP Stub at Back of House

This Custom Built Home is on 1 1/2 Acres in a Quiet, Serene Country Community. It is also located in the Caddo Mills School District

\$306,900.00

*Builder reserves the right to make changes in plans and specifications without notice
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