

# *Classic Homes*

*4042 CR 2616, Hackberry Farms, Caddo Mills, TX*

*Sylvia Smith (972) 843-6200*

*[WWW.Classichomestx.com](http://WWW.Classichomestx.com)*

*[Sylvia.classichomes@gmail](mailto:Sylvia.classichomes@gmail)*

## *Upgraded Interior Features*

- One Story, 2008 Square Feet Living Area
- 3 Bedrooms, Breakfast Nook, and Formal Dining Room
- 2 Car Garage – Side Entry
- 2 Full Baths
- Family Room with Brick Wood Burning Fireplace and Custom Mantel to Ceiling
- Master Bedroom with 10 Ft. Slopped Ceiling
- Crown Molding in Entry
- Granite Kitchen Countertops
- Ceramic Tile Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets
- Kitchen Bar Top
- Programmable Thermostat
- Ceramic Tile in Breakfast Nook, Kitchen, all Bathrooms, Hallway, Laundry Room
- Wood Flooring in Living Room, Dining Room, Entry, Bedroom Hallway
- Abundant Walk In Closets Throughout
- Beautiful Marble Tub
- 1<sup>st</sup> Upgrade Carpeting in All Bedrooms
- ½ inch Pad with Carpeting
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze Lighting Fixtures, Door Hardware, and Plumbing Fixtures
- Maytag Appliances - Stainless Steel
- 50 Gallon Heat Pump Hot Water Heater
- 2 Inch Faux Wood Blinds
- Garage Door Opener

## *Upgraded Exterior Features*

- 90% Brick Exterior w/ Stone Accent on Front
- Large Front Porch
- Oversized Garage – Side Entry
- Concrete Driveway
- 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
- Oversized Covered Porch and Covered Patio
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Designer Fiberglass Front Door
- Landscape Package Included

*This Custom Built Homes is on 1½ Acres in a Quiet, Serene Country Community. It is also Located in the Highly Recognized Caddo Mills School System*

## ***CUSTOM PRICING TO BE GIVEN***

*Builder reserves the right to make changes in plans and specifications without notice  
Corporate Office \* 544 Hubbard Circle \* Nevada, Tx 75173 \* (972) 843-6200 \* (972) 853-2904 fax  
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