

# Classic Homes

SPEC 2219

2617 CR 2704 Lot 2

Kelly Ranch Estates

Caddo Mills, Texas 75135

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[www.ClassicHomesTX.com](http://www.ClassicHomesTX.com)

## INTERIOR FEATURES

- One Story, 2219 Square Feet
- **All Electric Home**
- 10" Ceilings throughout home
- 3 Bedrooms, Breakfast Nook, and Formal Dining Room, Den/Office and 2 Full Baths with Linen Closets
- Wood Burning Fireplace in Family Room, Stone to Ceiling w/ Custom Mantle
- Granite in Kitchen and Bath Vanity Countertops
- Ceramic Tile Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Oak Cabinets with Built in Cooktop with Built in Cabinet for Single Oven and Microwave
- Laundry Cabinets over Washer and Dryer
- Programmable Thermostat
- Level I Ceramic Tile in the Breakfast Nook, Kitchen, Utility Room and Bathrooms
- Level I Hardwood Flooring in Entry, Dining Room, Den/Office, Family Room and Hallways
- Master Shower with Seat **and Frameless Shower Door**
- **Acrylic Drop-in Jetted (6 Jets) Tub with** Ceramic Tile Surround and Wall Splash
- Level II Carpeting in All Bedrooms, bedroom Closets w/½ inch Pad with Carpeting
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze Lighting Fixtures and Door Hardware
- Whirlpool Appliances - Stainless Steel
- 2" Faux Wood Blinds
- 50 Gallon Electric Water Heater

## EXTERIOR FEATURES

- 80% Brick Exterior w/ Stone Accent on Front
- 2 Car Garage – Side Entry /Concrete Drive
- Garage Door Opener
- 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
- **8' Knotty Alder Door**
- 8 Station Sprinkler System
- 8000 Sq. Ft. Sod
- Landscape Package

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

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