

# Classic Homes

## Pecan Tree Estates

7896 CR 542

Nevada, Texas 75173

### Standard Interior Features

- One Story – 8' Foot Plate
- **Propane**
- 3 Bedrooms, 2 Bath, 2 Car Garage – Side Entry
- Wood Burning Fireplace in Family room with Custom Stained Mantel and Stone or Brick - Floor to Ceiling
- Crown Molding in (2) Formal Areas
- Granite Countertops in Kitchen and Bath Vanities
- Travertine 6x6 Tile Kitchen Backsplash
- Stainless Steel Under mount Sink with Pullout Faucet
- Head-knocker in Master Bedroom
- Head-knocker in Secondary Bathroom
- **Decorative Glass Pantry Door**
- **Custom Vent Hood**
- 36 inch Staggered Knotty Alder or Oak Cabinets with Finger Pulls
- Built in Single Oven and Microwave
- Built in Stainless Steel Whirlpool Appliances
- Programmable Thermostat
- Level I Ceramic Tile in All Bathrooms and Utility
- Level I Hardwood in the Entry, Living Room, Kitchen, Nook, Pantry and Hallways
- Level II Carpeting in all Bedrooms and Bedroom closets, Game Rooms
- ½ inch Pad with Carpeting
- Abundant Walk In Closets Throughout
- Acrylic Drop in **Jetted Tub with 6 Jets** and Ceramic Tile Surround
- **Custom 4x5 Master Shower** with Ceramic Tile Surround
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze or Brushed Nickel Lighting Fixtures, Door Hardware, and Plumbing Fixtures
- 2" Faux Wood Blinds
- **Propane: 250 Gallon Buried Tank with Drops to Cooktop, Fireplace Tankless Water Heater and BBQ Stub**

### Standard Exterior Features

- 80% Brick Exterior w/ Stone Accent on Front Elevation
- **Concrete Driveway and Culvert**
- 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 based on Plan footprints
- Foam Encapsulated Insulation Package
- Low-E Energy Efficient Vinyl Windows
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- 100% Seamless Gutter System
- Aerobic Septic System
- Alarm Trim and (2) Key Pad
- 4 Cable Drops and 4 Telephone drops
- 8' Knotty Alder Entry Door
- Back Patio door with Full or Half light Glass light and Blind Inserts
- Standard Shrub Package
- 8000 square feet of Sod
- 8 Station Sprinkler System

## **\$305,600.00**

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