

CLASSIC HOMES

KELLY RANCH ESTATES

SPEC KRE 2348

2563 CR 2704 - Lot 5

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INTERIOR FEATURES

- One Story, 2348 Square Feet Living Area
- 10' Ceilings throughout
- **PROPANE**
- 4 Bedrooms, 2 ½ Bath, Game Room, Dining Room and Breakfast Nook
- Fireplace with Stone to Ceiling with Custom Mantle in Family Room
- Master Bedroom with 10 Ft. Sloped Ceiling
- Crown Molding in (2) Formal areas
- Open Concept Kitchen with Working Island
- Granite Kitchen and Bath Countertops
- Travertine Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets with Built in Microwave and Single Oven
- Oversized Custom Kitchen Island
- Head-knocker in Master Bath, Bath #2 and ½ Bath to Game Room
- Programmable Thermostat
- Level I Hardwood Flooring in Entry, Dining, Living Room and Hallway to Secondary Bedrooms
- Level I Ceramic Tile in Kitchen, Nook, Baths, and Utility Room
- **Acrylic Drop in Jetted Tub (6 Jets) with Ceramic Tub Splash**
- 3x4 Master Shower with Frameless Shower Door
- Level 2 Carpeting in All Bedrooms, Bedroom Closets and Game Room
- ½ inch Pad with Carpeting
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze Electrical Fixtures, Door Hardware, and Plumbing Fixtures
- Whirlpool Appliances – Stainless Steel
- Large Walk-in Master Closet
- 2" Faux Wood Blinds

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
- **Tank-less Water Heater with drops to 4 burner Gas Cooktop, Fire Place, Tankless Water Heater and BBQ stub**
- Oversized Covered Porch and Covered Patio
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Knotty Alder Front Door
- 8 Station Sprinkler System
- 8000 sq. ft. of Sod
- Landscape Package
- 50AMP Stub

This Custom Built Home is on 1 Acre in a Quiet, Serene Country Community located in the Exemplary Caddo Mill's School System

Builder reserves the right to make changes in plans and specifications without notice
4634 FM 6 * Caddo Mills, TX 75135 * (903) 527-2000

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