

Classic Homes

KELLY RANCH ESTATES

SPEC KRE 2067

2515 CR 2704 - LOT 7

Sylvia Smith (972) 843-6200 or (214)284-2490 (cell)

www.ClassicHomesTX.com

Standard Interior Features

- One Story - 2069 Square Feet
- 10 Foot Ceilings through-out House
- 4 Bedrooms, 2 Full Bath, 2 Car Garage – Side Entry
- Family Room - Wood Burning Fireplace with Custom Stained Mantel and Stone Floor to Ceiling
- Crown Molding in Entry and Study
- Open Concept Kitchen with working Island
- Granite Countertops in Kitchen and Bath Vanities
- Travertine 6x6 Tile Kitchen Backsplash
- Stainless Steel Under mount 60/40 Sink with Pullout Faucet
- Beautiful 36 inch Staggered Knotty Alder Cabinets with Oversized Island with Legs
- Build in Microwave and Single Oven
- Stainless Steel Whirlpool Appliances
- Programmable Thermostat
- Up to a Level I Ceramic Tile in Kitchen, Nook, Utility and all Bathrooms, Master Bath Closet and Hall area to Master Bedroom
- Up to a Level I Hardwood in the Entry, Study, Living Room, Hallways to Secondary Bedrooms
- Up to a Level II Carpeting in all Bedrooms and Secondary Bedroom closets with ½ inch Pad with Carpeting
- Abundant Walk In Closets Throughout
- Beautiful Acrylic Drop in Garden Tub with Ceramic Tub Deck and Wall Splash
- Custom Master Shower with Ceramic Tile
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze, Door Hardware, and Plumbing Fixtures
- **250 Gallon Buried Propane Tank with drops to Cooktop, Fireplace, Tank-less Water Heater and BBQ Stub at Back Patio**
- 2" Faux Wood Blinds

Standard Exterior Features

- 100% Brick Exterior w/ Stone Accent on Front Elevation
- Concrete Drive Side Entry with 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
- Knotty Alder Entry Door
- Back Patio door with Full Light Glass and Blind Inserts
- Garage Door Opener
- Standard Shrub Package with 8000# of Sod and 8 Station Sprinkler System

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, specifications and pricing without notice
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