

Bella Charca Ph 12

INCLUDED Features Sheet - Single Family Homes



FLINTROCK
BUILDERS

INTERIOR | INCLUDED FEATURES

- Wood- Look Plank in all common areas & bathrooms
- Plush Scotchgard carpet with ½ inch, 6LB pad (all bedrooms & bedroom closets)
- 9'-10' Ceilings per plan
- 8' Interior doors
- 1 x 6 Baseboards & 1 x 4 Door casings
- Soft-close cabinet doors throughout
- Cabinet hardware throughout
- Ceiling fan in the living room & all bedrooms
- Rocker-style light switches
- Kwikset satin nickel lever door hardware
- Designer lighting package
- Sherwin-Williams interior paint

KITCHEN | INCLUDED FEATURES

- GE stainless steel - range, microwave, dishwasher
- 3 CM Granite countertops
- Ceramic tile backsplash
- Walk-in pantry (per plan)
- 42" Upper cabinets with crown molding
- Stainless steel undermount sink
- Garbage disposal
- Dupure classic single-stage filtered water tap at the kitchen sink

SMART HOME | INCLUDED FEATURES

- Jasco front porch switch
- Kwikset 620 connected deadbolt
- LiftMaster garage door opener
- Honeywell/Resideo smart thermostats
- Alarm.com 750 (ADC) video doorbell
- Alarm.com 'Smart Gateway'-Hub & mobile app
- Skyline's Premium White Glove Services

EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural shingles
- Masonry and Stucco Siding (per plan)
- 8' Garage doors with garage door openers & 2 remotes
- 8' Craftsman 6 lite style front door
- Covered porches and patios (per plan)
- Finished garages
- Full sod & irrigation
- 6' Three rail privacy fence with 48" gate
- Kwikset electronic deadbolt matte black
- Borate Termite Treatment applied at the framing stage
- Bulwark pest service with a 60-day bug-free guarantee

BATHROOM | INCLUDED FEATURES

- 3 CM Granite countertops in all bathrooms
- Free-standing tub in the primary bathroom
- Stand up shower with acrylic pan & ceramic tile walls in the primary bathroom
- Secondary bathrooms tub or acrylic pan with ceramic tile walls per plan
- Decorative framed mirrors in bathrooms
- Elongated toilets
- Moen plumbing fixtures - Satin Nickel
- Raised height vanities

ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc lighting throughout
- 50 Gallon water heater
- 15-seer HVAC System (includes heat pump) with Wi-Fi thermostat

HOA

- \$580 Annually

(254) 217-8717

SALES@FLINTROCKBUILDERS.COM



Builder reserves the right to change features without notice

Features As of 2/17/2026