

# Bella Charca Ph 10 & 11



FLINTROCK  
BUILDERS

## INCLUDED Features Sheet - Single Family Homes

### INTERIOR | INCLUDED FEATURES

- Luxury Vinyl Plank in all Common Areas
- Tile in Bathrooms and Utility room
- Plush Scotchgard Carpet with ½ inch, 6LB pad (All Bedrooms & Bedroom Closets)
- 9'-10' High ceilings in the main living areas (Entry, Living, & Kitchen, Plan Permitting)
- 9' Plate around Exterior Walls
- 8' Interior Doors
- Square Corners on Walls
- Smooth Pine Baseboards
- Soft Close Cabinet Doors in the Kitchen and Bathrooms
- LED Disc Lights
- Ceiling Fan in the Living Room, Study - Plan Permitting, & all Bedrooms
- Lever Door Handles
- Chandelier-style Light Fixtures in Dining and Entry - Plan Permitting
- Pendant Lights Over Kitchen Island - Plan Permitting
- Cabinet Hardware Throughout
- 60" Modern Linear Electrical Fireplace in the Living Room with Decorative Trim
- 2" White Faux Wood Blinds (All Operable Windows excluding Patio Door)

### KITCHEN | INCLUDED FEATURES

- Stainless Steel Built-In Double Wall Ovens
- Stainless Steel Wood Cabinet Style Vent-a-hood
- Stainless Steel Dishwasher
- Stainless Steel Built-in Microwave
- 36" 5 Burner Electric Cooktop
- 3 CM Granite Countertops
- Ceramic Tile Backsplash
- Walk-In Pantry (Plan Permitting)
- 42" Upper Cabinets with Crown Molding
- 34.5" Base Cabinets
- LED Disc Lighting
- Single Basin Stainless Steel Kitchen Undermount Sink
- Garbage Disposal

### HOA

- \$480 Annually

### EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Stucco/Stone Front & Back - Plan Permitting
- Stucco Sides - Plan Permitting
- 8' Garage Doors with Garage Door Openers & 2 Remotes
- Covered Porches and Patios
- Gutters over the Garage & Front Porch
- Textured, Painted and Trimmed Garages
- Full Yard Sod with Front Flower Bed & Full Yard Sprinkler System with Rain Sensor
- 6' Three rail metal post privacy fence with 48" gate
- Pull Down Attic Entry with Ladder
- Broom Finished Concrete Driveway
- 16' Patio Slider
- 48" 8' Single Wrought Iron Entry Door
- Electronic Deadbolt matte black, non-Wi-Fi

### BATHROOM | INCLUDED FEATURES

- 3 CM Granite Countertops in All Bathrooms
- Free-Standing Tub in the Master Bathroom with Ceramic Tile Surround
- Ceramic Tile Walls in the Master Bathroom Shower & Secondary Bathroom Showers.
- Master Bathroom Walk-in Shower with 2 Shower Heads.
- LED Disc Lights over the Shower and Tub
- Vanity Lights over Sinks
- Decorative Framed Mirrors in Bathrooms (Size Permitting)
- Elongated Toilets - ADA Height
- 1 Built-in Niche in Master Shower & Secondary Showers.
- Elegant 8" Inch Spread Plumbing Fixtures
- 34.5" Base Cabinets in All Bathrooms

### ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting
- 50 Gallon Water Heater
- Spray Foam Insulation (Heated & Cooled Areas Only, Excludes Garage) 3.5 inch R-13 Value Walls & 6 inch R-22 Value Open Cell Ceiling
- 14-Seer HVAC System (with Heat Pump)

(254) 217-8717

SALES@FLINTROCKBUILDERS.COM



\*\*\*Builder reserves the right to change features without notice\*\*\*

Features As of 6/10/2025