

# Valley at Great Hills Ph 2



FLINTROCK  
BUILDERS

## INCLUDED Features Sheet - Duplex

### INTERIOR | INCLUDED FEATURES

- Sand & seal concrete floor throughout
- Sherwin-Williams Paint
- Ceiling fans in the living room and primary bedroom
- Kwikset - satin nickel

### KITCHEN | INCLUDED FEATURES

- GE Stainless steel - range, dishwasher, microwave
- 3 CM Granite countertops with 4" Granite backsplash
- Stainless steel undermount kitchen sink
- Garbage disposal
- 42" Upper cabinets with crown trim
- Dupure classic single-stage filtered water tap at the kitchen sink

### BATHROOM | INCLUDED FEATURES

- 3 CM Granite countertops
- Modern Sterling Traverse Vikrell Tub and Surround Featuring a Subway Tile Look & Functional Built-in Ledge
- Chrome bath hardware
- Moen chrome plumbing fixtures
- Elongated toilets
- Raised height vanities

### EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Masonry and James Hardie Siding per plan
- Sherwin-Williams Paint
- 6'8" Front entry door
- Pre-wired for garage door openers
- Full sod & irrigation
- 1x6 Pressure-treated cedar picket fence with wood posts and a 48-inch gate
- Borate Termite Treatment applied at the framing stage
- Bulwark pest service with a 60-day bug-free guarantee

### ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc lighting & bulbs
- 50 Gallon water heater (per side)
- 15-seer HVAC system with Wi-Fi thermostat (per side)

### SMART HOME | INCLUDED FEATURES

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

### HOA

- \$240 Per Year

(254) 217-8717

SALES@FLINTROCKBUILDERS.COM



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

Features As of 1/14/2025