

# Rancho San Gabriel

INCLUDED Features Sheet - Single Family Home Ph 1



FLINTROCK  
BUILDERS

## INTERIOR | INCLUDED FEATURES

- Wood-Look Plank and Carpet (per plan)
- 9' Ceilings throughout
- 6'8" Interior doors
- Squared corners on walls & windows
- Sherwin-Williams paint
- Medium Monterey drag texture
- Ceiling fans in the living room and primary bedroom
- 1x6 Smooth pine baseboards & 1x4 Smooth pine door casings
- Kwikset satin nickel hardware
- Blinds on all operable windows

## KITCHEN | INCLUDED FEATURES

- GE Stainless steel - range, dishwasher, microwave
- 3 CM Granite countertops
- Ceramic tile kitchen backsplash
- Stainless steel undermount kitchen sink
- Moen chrome faucet
- Garbage disposal
- 42" Upper cabinets with crown trim
- Satin nickel dining chandelier and island pendants (2)
- Dupure classic single-stage filtered water tap at the kitchen sink

## BATHROOM | INCLUDED FEATURES

- 3 CM Granite countertops
- Moen chrome faucets
- Stand up shower with acrylic pan & ceramic tile walls
- Ceramic tile walls for shower/ tub combos
- Chrome bath hardware
- Moen chrome plumbing fixtures
- Elongated toilets
- Raised height vanities

## EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Masonry and James Hardie Siding
- Sherwin-Williams paint
- Covered patios (per plan)
- Craftsman-style entry door
- Full Sod & irrigation
- 6' stained 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
- Garage door-opener (1 per door)

## ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc lighting & bulbs
- 50 Gallon electric water heater(s) (per plan)
- 15-Seer Goodman HVAC
- Programmable Wi-Fi thermostat
- Electric heat pump

## 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

- \$480 Annually

(512) 842-4177

SALES@FLINTROCKBUILDERS.COM



EQUAL HOUSING  
OPPORTUNITY

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

Features As of 4/28/2026