



HOLIDAY BUILDERS
Homes built with heart

VERANDAH

2925 Lakewood Lane, Royse City, TX 75189

Traditions Collection

CONVENIENCE & PROTECTION

- Twice The Warranty – Two Full Years of Holiday Builders Coverage
- Bonded Builders 10-Year Limited Structural Warranty
- On-site Color and Design Selections
- Walk-Through Orientation with Construction Manager Prior to Closing
- Deadbolt on Front Door
- Protective G.F.C.I. in Kitchen, All Baths and Garage
- Smoke Detectors Hardwired with Battery Back-Up
- Arc Fault Interrupter in All Bedrooms
- Ceiling Lights in All Bedrooms
- Pre-Wired For 2 Phone and 2 Cable Outlets
- Copper Electrical Wiring with 200 AMP Electrical Service
- Zurn® PEX Plumbing with a 25-Year Manufacturer's Warranty and Manifold System
- Taexx® Built-In Pest Control System with Termite Wood Pre-Treatment
- Security Pre-wired - Doors and Windows
- Pull Down Attic Access with Stairs

IMPRESSIVE EXTERIORS

- Multiple Brick and Stone Exteriors with Prestigious Appearances*
- Optional Stone-Front Elevations*
- Extensive Acme® Brick Color Selections
- Cast-Stone Address Block
- Concrete Public Sidewalks
- G.F.C.I. Weather-Proof Electrical Outlets in Front and Rear
- Professionally Landscaped Front Yard
- Fully Sodded Front, Side and Rear Yard with Sprinkler System
- Insulated and Stained, Raised Panel Front Door with Satin Nickel Handle Set
- Two-Car Garage with Raised Panel Steel Door
- Pre-wired for Garage Door Opener
- Pre-wired for Optional Flood Light
- Underground Utilities
- Durable Cemplank® Fiber Cement Siding and Fascia with Continuous James Hardie® Vented Soffit
- 20-Year Owens Corning® Fire-Rated Shingles
- Frost-Proof Hose Bibbs Front and Rear
- Door Bell at Entry
- Removable Window Feature
- Spacious 10X10 Patio

ENERGY SMART FEATURES

- 13 S.E.E.R. Rated Carrier® Condenser
- R-6 Insulated Owens Corning® Air Supply Ducts
- R-13 Owens Corning® Insulation in Exterior Wall
- R-19 Owens Corning® Insulation in Sloped Ceilings
- R-30 Owens Corning® Blown Insulation in Flat Ceilings
- Polysealant Around Base Plates, Doors and Windows to Prevent Air Infiltration
- Double-Paneled, Low-E Thermal Vinyl Windows with Screens
- Rapid Recovery and Energy Efficient 50-Gallon Water Heater
- Programmable Thermostat to Economically Control Temperature

ELEGANT INTERIORS

- Optional Vaulted Ceilings – Per Elevation
- Multiple Decorator Paint Selections with Enameled Base and Trim
- Raised Panel Interior Doors with Kwikset® Tylo knobs
- Choice Of Many Shaw® Carpet Selections and Colors with ½-inch Pad
- Knock Down Texture on All Ceilings and Walls
- Armstrong® Easy-Care Vinyl Flooring in All Wet Areas
- Designer Chrome Light and Plumbing Fixtures
- Plant Ledges*
- Ceiling Fan in Family Room with Light Kit
- Ceiling Fan Prewired in Master Bedroom and all Secondary Bedrooms
- Painted, White Wood Shelving in All Closets
- Single One Light Rear Door

EXCLUSIVE SPECIAL FEATURES

Radiant Barrier Decking
6 FT Privacy Wood Fence with Gate Enclosing Rear Yard
Garage Door Opener
14 S.E.E.R.
3-Car Garage Option Available

GOURMET KITCHENS

- Whirlpool® Electric Range with EZ Touch Electronic Controls
- Insulated Whirlpool® Dishwasher with Multi-Wash Cycles
- 30" Wall Cabinets with Crown Moulding and Hidden Hinges
- Premium MesaGranite Wilsonart® Laminate Countertops
- Ceramic-Tile Backsplash
- ¼ Horsepower Garbage Disposal
- Water Connection for Optional Refrigerator
- Durable, Stainless Steel Double Compartment Sink with Moen® Stainless Steel Faucet and Separate Sprayer
- Island Workspace*
- Pass-Through Serving Counter from Kitchen to Living Room*
- Indoor Utility Room with 220-Volt Dryer Connection and Recessed Dryer Vent
- Spacious Walk-In Pantries*

LUXURIOUS BEDROOMS & BATHS

- Cultured Marble Vanity Tops with Gel Finish and Ogee Edge
- Cultured Marble Shower Surround
- Moen® Chrome Plumbing Fixtures
- Kwikset® Privacy Lock on All Bathroom Doors
- Designer Chrome Light Fixtures
- Pedestal Sink in Powder Bath

OWNER'S RETREAT

- Spacious Walk-In Closets
- Linen Closets in Master Bath*
- Deluxe Master Bath with Separate Garden Tub with His and Hers Vanity Sinks
- Cultured Marble Shower Surround and Garden Tub Deck*
- Kwikset® Privacy Lock on Owner's Suite Door
- Raised Master Bath Vanity
- Shower Enclosure with Chrome Finish
- Obscure Glass Window in Master Bath

*Features may vary depending on home selected and are "per plan" and per community. Availability, features, amenities, specifications, plans, dimensions and designs vary per plan and are subject to change or substitution without notice by seller. Holiday Builders. Effective 06/01/10.



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