

Distinctive Features

Energy & Security Features

- Energy efficient vinyl windows with Low-E Glass
- 14 SEER high efficiency electric Heat & AC system
- Honeywell Digital programmable thermostat
- R-38 Blown Insulation in Attic (per plan)
- R-13 Insulation in Exterior Walls
- Poly Sealant on Exterior Walls, Windows, Doors and Baseboards
- Attic Air Flow Ventilation with Soffit and Roof Venting
- 40 gallon electric water heater
- Energy Star rated electric appliances
- Water Saving Plumbing fixtures
- Radiant barrier roof sheathing
- Handle set Deadbolts on front and back doors

Kitchen Features

- 42" Upper Cabinets
- GE (or similar) Stainless Steel Electric Cooking Range, Microwave
- GE (or similar) Dishwasher
- Built in Pantry
- LVP in kitchen & breakfast
- Stainless steel sink with Chrome Moen faucet
- Quartz counter tops with Ceramic Tile backsplash
- Garbage disposal with sink top push button switch

Exterior Features

- Front elevation stone and fiber cement siding as per plan
- HOA Maintained Rear Yard
- Durable metal garage doors
- Shingles with 30-year limited warranty

- Concrete flatwork for driveway, entry walk & rear patio per plan
- 8' Fiberglass front door with Matte Black door hardware
- Fully landscaped and irrigated common areas
- GFI outlets per plan
- Rear Patio per plan
- Hose bibs per plan

Interior Features

- Professionally Designed Interior Selections
- 9' ceilings per plan
- Monterey drag texture on all sheet rocked walls and ceilings
- LVP floors in foyer, family room, dining room, kitchen, breakfast
- Ceiling fans in Living room & Master bedroom
- Ceramic tile in bathrooms and utility room
- Plush carpet in bedrooms & second floor hallways
- Moen Plumbing fixtures
- 5 Panel Interior Doors
- Matte Black Daylon Lever
- Chrome Bath Hardware
- Shelving in linen and closets (per plan)
- Recessed lighting (per plan)
- Interior Fire Sprinkler System for each home

Communication Features

- Prewired (RG-6) for TV (family and master bedroom)
- Prewired for Cat 5 outlets per plan
- Prewired for potential security system

Bath Features

- 36" vanity cabinets in bathrooms
- Walk-in Shower (with Shower Glass) with Ceramic Tile Surround in Master bath (per plan)
- Ceramic tile floors in master bath & 2nd bath
- Tub with ceramic tile walls in 2nd bath
- 42" tall mirrors in all baths
- Elongated commodes in all baths
- Quartz Countertops (with 4" splash) in all baths with undermount porcelain sinks
- Pedestal Sink at Powder bath
- Single-lever Moen chrome finished faucets

General Construction Features

- 1-2-10 year builder warranty
- Sound-absorbing & fire retardant common wall construction
- Stone exterior front elevation per plan
- Professionally Engineered Post tension foundation system
- Professionally Engineered Floor Truss System
- 3,000 PSI high pressure concrete

Common Amenities

- Dog Park
- BBQ and Bench Area
- Common areas maintained by HOA

Townhomes at Gattis Utility Provider Info

- Water, Wastewater, Garbage & Recycling: City of Round Rock, 512-218-5460
- Electric Vendor:
Oncor Service Provider: <http://www.powertochoose.org/> 1-866-797-4839
- HOA : Preferred Association Management Company (PAMco)
Danielle Campbell, CAM, CMCA, Community Association Manager
Email: dcampbell@pamcotx.com
Mobile: (737)242-2793
Office: (737)242-2793 ext. 131
www.pamcotx.com
Address: 700 Market St. Bldg 3, Cedar Park, Texas 78613
- Data/Phone: Spectrum <https://www.spectrum.com/internet/plans>
1.833.372.0948

Features, options and materials are subject to change without notice.