

# LUXURY INCLUDED

## CASTLE HILLS SOUTHWEST

### Sprucewood Amenities



SHADDOCK  
—HOMES—  
SAXONY SERIES

Since 1967 Shaddock Homes has delivered breathtaking home designs and legendary quality. Every attention to detail is skillfully attributed to superb craftsmanship and professionalism from every aspect of the homebuilding process and enjoyed by our homeowners for years to come.

#### GOURMET KITCHENS

- Extensive recessed can lighting
- Handcrafted and custom designed painted or stain grade cabinets constructed of Rustic White Oak, Dark Maple, Knotty Alder or Poplar (PG)
- Full extension drawers
- 42" Kitchen Uppers
- 3 cm solid slab granite countertops and ceramic tile backsplash laid on diagonal
- Delta® stainless steel single lever pull out faucet
- Hand laid ceramic tile on floor
- Stainless Steel Whirlpool Appliance Package with 30" gas cooktop, 30" single oven, built-in microwave and dishwasher with hidden controls

#### MASTER RETREAT/BATH

- Delta® Chrome Ashlyn Series Faucets 8" wide-spread faucets
- Delta® Ashlyn Series bath accessories and chrome lighting fixtures

- Hand laid, designer ceramic tile on floors and walls
- Comfort height commode
- Dual sinks in every Master Bath
- Large showers with decorative wall and floor tile; separate drop-in tub with tile deck and wood skirt
- Dropped tile shower pan
- Framed Mirrors
- Custom painted cabinetry with full extension drawers

#### ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Rounded sheetrock corners at impact areas
- Crown Moulding in Dining Room
- 1x6 Baseboards and 1x4 Door Casing throughout home
- Raised 8' solid core interior doors with choice of style
- Designer tile in Kitchen, Nook, Master Bath, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- Schlage Solstice Chrome interior door levers
- Block and pre-wire for fan in family room, all bedrooms, game room, and patio for ceiling fans
- Name brand carpet with 1/2" carpet pad
- Decora Rocker Light Switches

- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- Hardwood flooring in entry, extended entry and family
- Inviting 36" Direct-vent fireplace with tile surround
- Single stage paint grade mantle with decorative legs, choice of style
- Full Security system switched at all exterior doors and operable windows with two keypads
- Privacy locks on hall/powder bath and Master Suite
- 7.1 stereo surround wiring in optional media room
- Framed mirror in Master Bath and Powder Bath
- Full extension drawers throughout home

#### CUSTOM EXTERIORS

- King Size Brick with 5/8" cream mortar joints
- Distinctive architectural styling per plan
- Elegant 8' Knotty Alder 2 panel front door
- Schlage Century, Chrome Front Door handleset
- 30 year architectural grade shingles
- 6ft board on board fence topped with a 1x4 cap stained medium brown with Steel Posts



There may be existing or future design changes made in the floorplans, building products, methods, square footage or designs used in our homes that are not reflected in our information, sales center or in our models. The materials, designs, square footages, features and amenities shown are based upon current development plans, which are subject to change without notice. No guarantee is made that the designs, square footages, materials, features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be of the same type, size or nature as depicted or described. All stone and metal roofs are optional and do not come standard. Prices and terms subject to change without notice. [10.1.2018](#)

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### Sprucewood Amenities - Cont.



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#### CUSTOM EXTERIORS - CONT.

- Full sod and automated sprinkler system with rain and freeze sensor
- Foundation Irrigation drip system
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Smart door garage doors with 1 Liftmaster hp chain driven opener; wifi enabled IQ technology; 2 remotes and 1 outdoor keypad

#### ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl windows with 366 glass "Tilt-In-Sash" divided light on front and side elevations
- Radiant Barrier Roof Decking and R-38 attic insulation provide for a cooler attic and reduction in monthly AC bills up to 17%
- Thermo-Ply® Sheathing provides an efficient building envelope protecting from heat and moisture
- Energy Star Lennox 16 SEER rated Heating and Cooling System engineered specifically for your new home
- Electronically controlled fresh air intake system
- Return air and passive duct systems
- MERV 10 returns air filters to reduce the particles in the air
- 100% LED fixtures throughout house (except decorative fixtures)

#### CONSTRUCTION/TECHNICAL DETAILS

- Individually engineer designed post-tension foundation
- All studs 16" on center with stud finger jointed 2" x 4" per plan and construction grade plate material
- PEX Plumbing Systems for a more durable interior plumbing solution that can expand up to 300% to prevent freeze breaks
- Termite foundation pre-treatment
- Smoke Detectors and CO2 detectors
- Heating and A/C specifications are engineered and zoned per plan
- Lennox iComfort M30 wi-fi thermostat, excellent tool for lower energy costs
- Variable speed furnace uses approximately 2/3 less energy when compared to single stage
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- R-13 exterior walls of improved Living
- R-30 Garage Ceilings with Living area above
- R-19 vaulted ceilings and attic walls of living
- R-22 non-blowable ceilings of improved living
- R-38 blowable ceilings of improved living areas
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty

- 4 cable and 4 CAT 6 telephone outlets throughout whole house
- 28" structured wiring panel

#### QUALITY ASSURANCE

- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- 12 Month Warranty by Shaddock Homes
- 2-year manufactures warranty on heating and A/C systems
- 10 year Third Party structural warranty protection
- We welcome each homeowner to be involved throughout the construction phase with direct contact to the builder of their home
- Energy Efficiency certification and HERS Rating by 3rd Party
- Quality control inspection before we handover the keys



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