

**BAILEE CUSTOM HOMES INC.**

**SPEC HOME  
154 VISTA RIDGE NORTH  
LOT 20 BLK 2  
2 ACRE LOT  
HERITAGE CREEK 3  
UNINCORP WISE COUNTY**

**LIVING:**

**1<sup>ST</sup> FLOOR: 2291 SQ. FT.**

**GARAGE: 590 SQ. FT.**

**EXT. COVERED: 420 SQ. FT.**

**EXTERIOR FEATURES**

**8/12 TO 10/12 ROOF WITH 30 YEAR COMPOSITION ROOF WITH 5  
ROOF VENTS**

**ROCK AND BRICK EXTERIOR ON FRONT OF HOME WITH STONE IN  
GABLES AND TURRENT , BRICK WATER TABLE ON FRONT OF HOME ,  
EXTENSIVE BRICK DETAIL IN GABLES AND AROUND WINDOWS**

**11'DRIVEWAY TO HOME WITH A 23X28 PAD OFF GARAGE THEN A  
11X20 BACKUP PAD 11' CONCRETE DRIVEWAY TO COUNTY ROAD AND  
4' LEAD WALK TO DRIVEWAY**

**3 EXTERIOR HOSE BIBS**

**COVERED PATIO WITH SET UP FOR GAS DROP, AND CEILING FAN,  
AND TV JACK , PREWIRED FOR TWO SPEAKER DROPS**

**6 UP LIGHTS AT BASE OF FOUNDATION FOR ACCENT LIGHTING**

**4 EXTERIOR FLOOD LIGHTS**

**GAS DROPS IN FIREPLACE AND BACK PORCH FUTURE GRILL ,**

**INTERIOR FEATURES**

**18x18"ITALIAN TILE IN ENTRY**

**OIL RUB BRONZE IRON HANGING FIXTURES**

**ROUND SHEET ROCK CORNERS IN ALL ARCH ENTRY WAYS**

3'X 8'0" ALDER DOOR WITH GLASS AND WROUGHT IRON GRILL W/WOOD CASEMENT & OIL RUB BRONZE HANDLE SET

12'BOX CEILING WITH STAINED CROWN MOLDING

COAT CLOSET IN ENTRY

**DINING ROOM/ STUDY:**

10' W/PAINTED CROWN MOLDING AND BASE BOARDS

OLD WORLD CEILING FAN WITH LIGHT KIT FIXTURE

DISTRESSED RECTANGULAR TILE FLOORING

WINDOWS IN DINING TO BE EYEBROW

1 WALL IN DINING TO BE BRICKED

4X8 STAINED FRENCH DOORS OFF ENTRY TO STUDY

**FAMILY ROOM:**

10'TO 16' VAULTED CEILING WITH 12"WHITE PINE BEAM DOWN CENTER OF ROOM AND STAINED CROWN MOLDING WITH CORNER BLOCKS

36" WOOD BURNING GAS FIREPLACE W/GAS STARTER & 14' FLOOR TO CEILING STONE FAÇADE FIREPLACE W/STAINED MANTLE AND RAISED HEARTH

RED OAK HAND SCRAPED WOOD FLOORING

4 RECESS CANS,& CEILING FAN WITH LIGHT KIT

PREWIRED FOR SURROUND SOUND

LARGE WINDOWS AT BACK OF FAMILY ROOM OVERLOOKING BACK YARD 6' TALL

**KITCHEN & NOOK:**

10' CEILING WITH PAINTED CROWN MOLDING AND BASEBOARDS

5 RECESS CAN LIGHTING & UNDER COUNTER LIGHTING, , RAISED BAR TOP WITH BRICK ON BAR WALL , 3 HANGING PENDANT LIGHTS OVER RAISED BAR TOP

PAINTED CABINETS WITH RAISED PANEL ENDS, CONCEALED HINGES & CROWN MOLDING

3 CM GRANITE KITCHEN COUNTERTOPS & UNDER MOUNT SILGRANITE SINK W/4"X4" TUMBLED MARBLE BACKSPLASH AND TILE INLAY BEHIND COOKTOP

ISLAND W/GRANITE TOPS & ELECTRIC PLUG

WALK IN PANTRY WITH AUTOMATIC LIGHT JAMB SWITCH

12" X 24" RECTANGULAR ITALIAN TILE FLOORING

FRENCH BONNETT WITH CORBELS OVER COOKTOP ,W/TUMBLED MARBLE  
BACKSPLASH,

1 - 3'X8' FRENCH DOOR W/MINI BLIND INSERT TO PATIO AREA

APPLIANCES: WHIRLPOOL STAINLESS STEEL  
SELF-CLEAN 30" SINGLE ELECTRIC OVEN  
36" 5 BURNER ELECTRIC COOK TOP  
QUIET WASH DISHWASHER & ½ HORSE POWER DISPOSAL  
30" MICROWAVE W/TRIM KIT  
BLOWER ABOVE COOKTOP VENTED OUT TO ROOF

UTILITY:

UPPER CABINETS ABOVE WASHER & DRYER

BASE CABINET WITH FORMICA TOP

12"X 24" TILE FLOORING

STAINED MUD BENCH OUTSIDE OF UTILITY WITH HAT HOOKS

MASTER BEDROOM:

10' TO 12' VAULTED CEILING W/1 STAGE CROWN MOLDING AT 10' PLATE LINE

TV, PHONE JACK & CEILING FAN LOCATION

CARPET FLOORING

MASTER BATHROOM:

5 ½' FREESTANDING ACRYLIC TUB WITH FREESTANDING FAUCET AND TILE  
BACKSPLASH

HIS & HERS PAINTED VANITIES W/GRANITE TOPS, PORCELAIN UNDERMOUNT  
BOWLS, OLD WORLD LIGHT FIXTURES AND DELTA EURO STYLE 4" CENTER OIL  
RUB BRONZE FAUCETS,  
VANITY KNEE SPACE AT HER VANITY

WALK IN SHOWER W/SEAT AND 1 SHOWER HEAD , 12"X24" CERAMIC TILE  
SURROUND

12"X 24" ITALIAN TILE FLOORING

MASTER CLOSET ,SHOE BOXES, & SEASONAL HANGING RODS

CEILING FAN LOCATION IN BATH

ALSO 42" MIRRORS W/WOOD CASEMENT

BEDROOM 2 & 3:

CEILING VAULTED TO 10'

WALK IN CLOSETS

TV JACK LOCATIONS

CEILING FANS

CARPET FLOORING

HALL BATH:

PAINTED VANITY WITH GRANITE TOP & UNDERMOUNT OVAL BOWL  
42" MIRROR WITH WOOD CASEMENT & DELTA 4" CENTER OIL RUB BRONZE  
FAUCET

12"X 24" TILE FLOORING

3'X5'TUB/SHOWER W/12"X 24" CERAMIC TILE ENCLOSURE

LINEN ABOVE COMMODE

WINDOW ABOVE TUB AREA 4X1 OBSCURE GLASS

LINEN CLOSET OUT IN HALLWAY

GARAGE:

2 CAR GARAGE  
1- 16'x8'GARAGE DOOR W/OPENER

ROOM FINISHED, TEXTURED & PAINTED

APPROX. 250 SQ. FOOT OF FLOORED DECKING ABOVE

4 -110 OUTLETS IN GARAGE

WATER HEATER AND WELL BLADDER IN GARAGE

LANDSCAPING:

YARD TO FINAL GRADE W/CUSHION SAND  
SPRINKLER ON ½ ACRE 4000.00 ALLOWANCE  
SHRUB AND BUSH PACKAGE OF 1500.00  
SODD ALLOWANCE OF 4000.00

ENERGY EFFICIENCY:

CARRIER 14/0 SEER HIGH EFFICIENCY HEAT PUMP UNIT (1 UNITS 5 TONS)  
FIBERGLASS OWENS CORNING IN WALLS R-15 AND BLOWN INSULATION IN ATTIC

1 - 50 GALLON ELECTRIC HOT WATER HEATER, IN GARAGE

VINYL INSULATED GLASS WINDOWS - DOUBLE PANE W/LOW E GLASS

PROPANE FOR 2 GAS OUTLETS STANDARD

PRIVATE WELL DRILLED TO PAULUXY TRIBUTARY WITH A 3X3 STONE WELL  
HOUSE AND CAP AT WELL HEAD

SEWER WILL BE AEROBIC TO WISE COUNTY AND TCEQ STANDARDS

**SECURITY :**

PREWIRE SECURITY SYSTEM CONTACT ALL WINDOWS AND DOORS  
KEY LOCK & DEADBOLT ALL EXTERIOR DOORS  
TEMPERED GLASS ALL FRENCH DOORS AND WINDOWS WITHIN 12" OF DOORS  
PREWIRE SURROUND SOUND IN FAMILY ROOM, 2 SPEAKER DROPS TO BACK PORCH  
PREWIRED

**PAINTING (STANDARD):**

STAIN HAND RUB FINISH ON KITCHEN CABINETS, MASTER, HALL BATH  
CABINETS,  
2 INTERIOR WALL COLORS, 1 INTERIOR ENAMEL TRIM COLOR, 1 INTERIOR  
STAIN COLOR  
1 EXTERIOR TRIM COLOR, 1 STAIN COLOR &  
EVERY ADDITIONAL COLOR CHANGE \$300 EXTRA

**ALLOWANCES(BUILDERS WHOLESALE COST):**

CARPET	\$22.00 YRD.
APPLIANCES	\$2850.00
WOOD FLOOR	\$7.50 SQ.FT.
TILE: ALL TILE ARE 12" OR 13" LAID ON STRAIGHT PATTERNS (EXCEPT KITCHEN & MASTER BATH WHICH IS 18" OR 20" LAID STRAIGHT	
FLOOR TILE	\$3.00
BACKSPLASH TILE TUMBLED MARBLE	\$11.00 SQ. FOOT
SHOWER TILE	\$3.00 SQ.FT.
MASTER BATH TILE	\$3.00 SQ.FT.
LIGHTING (ALL DECORATIVE LIGHTS/ FANS)	\$3200.00
FRONT DOOR	\$1550.00
BRICK	\$350 PER THOUSAND
STONE	\$195.00 PER TON
GRANITE 3CM KITCHEN, MASTER BATH	\$45.00 SQ. FOOT

\*\*\*All allowance budget amounts include state tax\*\*\*

THIS PRICE INCLUDES LOT COST,BUILDERS INTERIM AND INCLUDES  
BUILDERS RISK INSURANCE AND ALL COUNTY PERMIT FEES. WARRANTY WILL  
BE 1 YEAR COSMETIC, 5 YEAR MAJOR STRUCTURAL 10 YEAR ON  
FOUNDATION.

THIS PRICE EXCLUDES POINTS, CLOSING COST OR TITLE POLICY.  
PRICE IS 335,500