

8401 FM 314, Ben Wheeler, TX 75754 - Construction completed May 2014

#### Energy Efficiency:

- Nudura Insulated Concrete Forms (exterior walls, safe room)  
<http://www.nudura.com/>
- Spray foam insulation
- Geothermal heating/cooling with 3 zones
- All Seasons Low E windows
- LED Lights throughout house

#### Mechanical:

- Engineered post tension slab
- Energy Recovery Ventilation system
- House on City Water system
- Lawn Sprinkler System
- Whole House water pressure pump
- Three electric meters for energy monitoring (house, shop, outbuilding)

#### Great Room

- Down and Out Mount for TV designed for tall fireplace mantels  
<https://www.dynamicmounting.com>
- Heatilator Constitution fireplace
- Oversized ceiling fan

#### Kitchen

- Concrete and Quartz counter tops
- Custom Cabinets with quiet close drawers
- Kitchen Aid Convection microwave & convection wall oven, dishwasher
- JennAir Gas cooktop
- Coffee station
- Oversized Pantry
- Large Island with seating for 6
- Touch On/Off Faucet

### Outdoor Kitchen/Screened in Porch

- Concrete Counter top
- Built in Firemagic Grill with Rotisserie
- Large area for dining and entertaining

### Master Suite

- Custom room darkening shades
- His and Her vanity
- Large Soaker Tub
- Large Walk In Shower
- Separate toilet area
- Oversized walk in closet with additional under stairs storage area

### Guest Bed Rooms

- Large closets
- Ensuite bathroom attached to back bedroom
- Custom Shades

### Upstairs Bonus Area/4<sup>th</sup> Bedroom

- Full Bathroom
- Surround sound speakers
- Large closet
- Custom Room Darkening Shade

### Additional Features:

- Concrete floors, Showers, Countertops, Window Sills
- Tornado Safe room with FEMA rated door
- 2 Car Garage
- 1 Utility vehicle garage
- Attic access with tons of storage