



Exhibit for 2335 Fm 1457, Round Top Texas

SPECIFICATIONS AND AMENITIES 10.20.21

1. Engineered 3,000 PSI concrete foundation
2. Underground electrical
3. 16 seer HVAC
4. Standing seam metal roof
5. Full foam insulation
6. Hand hewn vintage decorative beams.
7. Custom paint finished cabinets with soft close features.
8. Granite counters
9. Concrete flatwork outside garage
10. New entrance gate at street
11. Surround sound, speakers in outdoor area and family areas
12. Sealed 42" direct vent fireplace with old world brick surround.
13. Solid core interior doors with 3 custom built barn doors (or rustic doors)
14. Wi-fi enabled garage door opener.
15. Aerobic septic treatment
16. Hardwood flooring throughout downstairs and stair treads and risers
17. Helios door and cabinet hardware
18. Wolf/Sub Zero appliance package with 48-inch range
19. Kohler plumbing fixtures and free-standing tub
20. Termite pre-treatment
21. Screen porch off Master
22. White Vinyl, double paned, low E with divided light windows
23. Exposed cedar beams on exterior porches
24. Decorative ship lap foyer walls
25. Decorative wood accent wall in master bedroom and great room
26. Master closet custom designed shelving and shoe racks
27. Farmhouse style decorative lights throughout
28. Accent deco tile in bathrooms
29. Custom built vent hood cover
30. Fire pit or summer kitchen allowance
31. Tankless water heater

2589-S FLOOR PLAN



