

Heritage: Included Features-Central Series

DISTINCTIVE EXTERIORS

- Stone front exteriors with decorative siding and brick per elevation
- 6' cedar fence with gate
- Aluminum gutters at front elevation
- Finished garage with texture and paint
- Low water Bermuda sod in front and back yard with river rock on side yards
- Irrigation in both front and rear yards
- Landscaping package including plants from the Austin Grow Green plant list
- Two hose bibs per plan
- Garage door opener with 2 remotes
- Custom address block
- Garage carriage lighting
- Front entry lighting

THOUGHTFULLY PLANNED INTERIORS

- 10' plates (or taller) on all first floors
- 8ft interior doors on first floor (per plan)
- Whole home cabinet hardware
- Ceiling fans in owner's suite and family room
- Secondary rooms blocked & wired for ceiling fans
- 3-1/4" baseboard and 2.5" casing
- Rocker switches
- Rounded corners
- Shaw carpet in bedrooms
- Ceramic tile flooring in main areas
- Window stools

SIGNATURE KITCHEN

- Granite countertops
- Kitchen island
- LED Disk Lighting
- 42" stained cabinets with crown molding
- Cabinet bump up/out over range
- Moen pull-down kitchen faucet
- Stainless steel dishwasher
- Stainless steel 30" gas cooktop range with front controls and microwave above
- 9" deep undermount stainless steel kitchen sink

ELEGANT BATHS

- Oversized walk-in shower at owner bath
- Ceramic tile flooring
- Moen chrome faucet and bath fixtures
- 42" tall mirrors with polished edge in all full baths
- Ceramic tile surround in all baths/showers
- 1.6cm Venetian marble
- Elongated commodes in all baths

LOW VOLTAGE

- 30" wiring panel with fiber internet service conduit
- 3 outlets of RG6 (cable) and/or Cat-6 (network),
- Cat-6 wired future Wifi antenna location
- Dual Cat-6 network in any standard study
- Wiring for a future home technology wall station
- 8 port gigabit network switch*
- One wireless access point
- White glove assistance in setup of home technology packages

STRUCTURAL AND MECHANICAL INTEGRITY

- Engineered truss roof system
- Professional Warranty Corporation 10-year structural/transferable warranty
- Dimensional laminated shingles with 30-year warranty
- 10 year limited manufacturer's warranty on windows
- Individually designed and engineered post-tension slab foundations

ENERGY EFFICIENCY — WHOLE HOME CONSTRUCTION

- Each home independently inspected for HERS rating using thermal blower door and duct blaster testing
- Each home is ENERGY STAR certified
- Rinnai tankless water heater
- 100% LED Lighting
- Taexx in-wall pest system
- Honeywell digital programmable thermostat
- ENERGY STAR rated appliances from GE
- High performance Low E 366 double pane vinyl windows
- Low VOC cabinet finishes, paint and flooring adhesives
- 15 Seasonal Energy Efficiency Rating A/C System
- 4" allergen reduction filters
- Radiant barrier roof decking
- R-15 bib insulation at exterior walls
- R-38 blown-in fiberglass in attic area

Please note: base pricing, floorplans, incentives, included features and availability are subject to change without notice. Included and/or standard features may vary depending on community and floorplan. In an effort to continuously improve our product, we reserve the right to make changes to floorplans and specifications without notice. Special wall, window, flooring treatments, landscaping and other items featured in and around the model home are decorator features and are not included in the price. All community and area information is deemed reliable, but is not guaranteed. See New Home Consultant for details. *installed at post close appointment. Updated as of April 2024



M/I HOMES

Welcome to Better