

## Marshall Ridge | Reserve Collection

### Included Features

420 Monarch Hill Court  
Keller, TX 76248

#### Exterior Design

- Clay brick with gray mortar per plan
- Group 1 stone with buff mortar per plan and elevation
- Cast stone address block with black letters
- Cementitious siding and LP SmartSide trim package per plan
- 30-year shingles; color – Weathered Wood
- 8' mahogany front entry door, stained, with Kwikset® satin nickel door hardware
- Cedar clad garage door(s) with opener
- Full gutters with splashblocks
- Full Bermuda sod; front, back and side yards
- Landscape package, per community requirements, per plan
- Spruce privacy fence with one walk gate

#### Interior Design

- Unique details like arches, ledges and niches
- Designer-selected Sherwin - Williams® interior paint
- Direct-vent fireplace with ceramic tile surrounds per plan
- Ceramic tile flooring in entry, kitchen, nook, laundry, and all baths
- Two-panel, square-top interior doors per plan
- Kwikset® satin nickel door hardware per plan
- Ceiling fan pre-wires in family room, game room, or loft and all bedrooms
- Stained oak handrail with wrought iron balusters per plan

#### Exquisite Master Suites

- Brantford chrome faucets and door hardware
- Granite vanities with 4" backsplash and drop-in porcelain sinks
- Royal® acrylic tub with deck mount faucet and ceramic tile surrounds
- Private water closet with elongated front, water saving commode
- Clear safety glass shower enclosure with chrome trim and ceramic tile surrounds

#### Spacious Kitchens

- Timberlake® cabinets with 42" uppers
- Whirlpool® upgraded stainless steel gas appliance package
- LED disc lighting
- Granite countertops with ceramic tile backsplash
- Stainless steel, undermount sink
- Moen® Integra chrome kitchen faucet
- Garbage disposal
- Icemaker connection at refrigerator

#### Superior Construction

- Smoke detectors with battery backup per code and city requirements
- 10-year limited structural warranty
- Splatter-drag walls and ceiling finishes
- Rounded sheetrock corners per plan
- 6-zone security system, pre-wired, with DSC control panel and one digital keypad installed
- Post tension engineered foundation
- Quality assurance inspections

#### Health, Comfort and Energy Savings

- Advanced Thermostat
- ANSI/ASHRAE 62.2 mechanical fresh-air management system
- CFL/LED Lighting
- Conditioned attics
- Dual-actuated toilets
- ENERGY STAR® appliances
- LED Lighting
- Low to zero VOC materials, paints, stains and adhesives
- Minimum 15 SEER HVAC
- PEX® plumbing
- Spray Foam Insulation
- Tankless Hot Water Heaters
- Water-efficient faucets
- Weather-sensing irrigation

#### M.Connected Home™ Automation Suite\*

- Advanced thermostat
- Lighting controls
- Smart Door Lock
- Smart garage door
- Video Doorbell
- Weather-sensing irrigation

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