

# TOLAR GARDENS PHASE 1 - INTERIOR

## STANDARD SPEC SHEET

Must go under contract before slab is poured to ensure selection of design board.



### PLUMBING FIXTURES

- Delta plumbing fixtures per design board
- Freestanding master bath tub where applicable per plan



**FASHION LIGHTING** - Chosen by interior designer based on design board selection



**HVAC SYSTEM DESIGNED PER PLAN** - 15 Seer 2 Trane or equivalent brand



### INTERIOR TRIM PACKAGE

- Stain-grade beams and bead board ceilings, per plan
- Shiplap on fireplace (floor to mantle), where applicable per plans
- Master Closet - modified California design
- 8' doors in common areas
- Stained box mantle, where applicable per plan



### TILE AND FLOORING

- Wood look plank tile flooring in common and wet areas - selected with design board
- Carpet in bedrooms and closets - selected with design board
- Tiled walk in master shower with corner shelves - selected with design board
- Tiled tub surround in secondary bathroom(s) with corner shelves - selected with design board
- Tiled backsplash in kitchen - selected with design board



**CABINETS** - Custom designed and built per plan shaker style cabinets painted/stained to match trim color chosen on design board



**DESIGNER** - Selected matte black door and bath hardware throughout



**MODERN ELECTRIC FIREPLACE** - Where applicable per plan

**COUNTERTOPS** - Quartz selected with design board

**INTERIOR PAINT** - One wall color plus one trim color - selected with design board

**APPLIANCES** - Stainless steel slide in electric range and dishwasher



**TRUE TEXAS  
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HOME SWEET TEXAS



**MODIFICATIONS & UPGRADES AVAILABLE!**

# TOLAR GARDENS PHASE 1 - EXTERIOR

## STANDARD SPEC SHEET

Buyer gets to select exterior and interior from our design boards. Must go under contract by when framing begins in order to choose design board



### EXTERIOR SIDING & TRIM

- Fiber cement board (style per plan)
- Brick/Stone where applicable per plan



**FRONT DOOR** - Craftsman style single 8' x 3' door



**BACK DOOR** - 8' tall glass sliding doors per plan



**EXTERIOR LIGHTS** - One front porch sconce light, two flood lights, can lights

**ROOF** - 30 year asphalt composition shingle roof



**WINDOWS** - White vinyl double pane low E



**SLAB** - standard slab on grade with rebar reinforcement of 3,000 psi concrete with structural beams

### LANDSCAPING

- Sprinkle & Sod entire yards
- Small front flowerbed
- Concrete driveway
- Exterior Paint - select from one of our design boards for home exterior
- Gutters
- Standard 18ft wide by 8ft tall garage doors - able to handle large vehicles
- Fencing - six foot wood privacy fenced backyard with one walk through gate with front-facing wrought iron fencing

