

# "A Practical Approach to Green Building"

**Promontory Pointe**  
**(210) 290-1645**

## Your Home's Exterior Appeal

- \* Prestigious **High Volume Entries**, 9' - 1st floor ceiling height, 6' 8" - 6-Panel entry door with Kwikset ORB Handle and Deadbolt
- \* Beautiful Native **Water Conserving** Landscape, **Water Conserving** Turf Grass to homes rear corners and a **6' privacy fence**
- \* Low Maintenance Exterior Finish Featuring **Acme** or **Hansen** Clay-Fired Brick on front and sides to 9'
- \* **Owen's Corning** 30 Year Weather wood Oakridge Pro 30 **Architectural** Roof Shingles
- \* Energy Efficient **Oil Rubbed Bronze**, **Sea Gull Lighting** - illuminating your yard and walk ways
- \* Embossed, 26 Gauge, **Raised Panel**, Overhead Garage Door. Precast **Stone address block**
- \* Water Faucets and Electrical Outlets Conveniently Located on the Front and Rear of Your Home
- \* Low maintenance Fibercement siding, trim and soffit. 10 x 10 rear concrete patio

## You'll Love the Interior Finish Out

- \* **Ceramic Tile Floors** in Your Entry, Kitchen, Breakfast, Master Bath, Powder Bath, Utility and all Secondary Baths
- \* **Shaw's** Environmental Series Carpet Sitting on **Carpenter's** 3/8" rebond Carpet Cushion
- \* Upscale Light orange peel Texture on Walls and Ceilings Coated with **Sherwin William's** Low VOC **Duration** Interior Paint
- \* 3 1/4" base moulding and 2 1/8" door casing, **rounded drywall corners** with the **garage finished** the same
- \* First Floor **Stair Railing** to be open with **Decorative Balisters**. Second floor 1/2 walls to be sheetrock with painted cap.
- \* 6 Panel Colonist Interior Doors with **Kwikset brushed nickel Polo knobs** and Brushed Nickel hinges and door stops
- \* **Sea Gull's**, Brushed Nickel **Energy Star** Rated Lighting Package with 2 RG6 cable and 2 CAT5 phone outlets
- \* Master Bedroom is Blocked and Wired with 2 Switches for a light and ceiling fan
- \* Secondary Baths - Vikrell tub with 12x12 tile surround, cultured marble top and elongated commode
- \* Color Coordinated Brushed Nickel Light Fixtures, Door Knobs, Door Stops, Door Hinges with **Moen Towel Bars and Towel Rings**

## A Master Suite You'll Always Enjoy

- \* Spacious Master Suites with Over Sized Walk-in Closets
- \* **Moen** Chateau Brushed Nickel, Faucets, Towel Bars, Towel Rings and Paper Holder
- \* **3 cm Granite** Countertops with matching 1/2 Wall Caps, Shower Seat and Tub Window Sill
- \* Acrylic **Garden tub** with 12 x 12 ceramic **Tile Shower** on Acrylic base with Brushed Nickel Semi Frameless Shower Enclosure
- \* **Custom Made 2 1/2" Framed Beveled Mirror**
- \* Water Conserving Elongated Commode

## The Gathering Point of the Home - THE KITCHEN

- \* 30" **Oak Raised Panel** upper Cabinets with **2" Crown Moulding** and the vent hood cabinet raised 6" with **3" Crown Moulding**
- \* **3 cm Granite** Countertops, 4" Tile Backsplash Including an Under Mount Stainless Steel Sink and **Moen** Faucet
- \* GE self cleaning range oven, 4 cycle dishwasher, 2 speed **hood vented to the outside**
- \* Energy Efficient Recessed Airtight Can Lighting

## Energy Saving and Comfort Added Features

- \* **R38 Attic Insulation, R15 exterior wall Blown-In-Blanket Insulation, Radiant Barrier Roof Decking and Air Infiltration Sealant**
- \* Atrium Low E **Vinyl Windows**
- \* **OSB Exterior Wall Sheathing** with Moisture Barrier
- \* **Carrier High Efficiency 15 SEER HVAC, Variable Speed Fan, Puron and Honeywell programmable thermostat** provided by CPS
- \* **Honeywell F-200 Media Air Cleaner, Merv 8**
- \* **Viega Pex Hot and Cold Water Distribution System**
- \* **Energy Star, High Efficient 40 gallon Gas Hot Water Heater**
- \* Combo Smoke/Carbon monoxide detector

## Sound Construction - Peace of Mind

- \* Each Home is **Certified Green** by the **National Association of Home Builders**
- \* Each Home is **Certified Green** by **Build San Antonio Green**
- \* Each Home is **Certified Green** by **Energy Star**
- \* Each Home is Certified to be a City Public Service "**Smart Energy**" Home
- \* A HERS score is calculated on each Home to ensure the Home meets the Energy Efficiency standards set out by **Build San Antonio Green, Energy Star** and the **National Association of Home Builders**
- \* Each Home's **Foundation is Engineered** based on the soil condition of each home-site using a minimum of **3000 psi Concrete**
- \* Each Home's Foundation Undergoes a **Cable Inspection** and a **Prepour Inspection** by the Structural Engineer
- \* Each Home is Registered with the TRCC and the **Foundation, Frame** and a **Final inspection** are conducted
- \* Each Home is Roof Frame, Structural Beam and Wind Brace Engineered and **inspected by the Frame/Wind Brace Engineer**
- \* Each Home has an **On-Site Insulation Inspection** performed by the **Energy Star** Certifier
- \* Each HVAC System is **Design Specifically** for each Home on each Home-site taking in to Consideration the Orientation to the Sun and the amount of window exposure to the sun
- \* Each Home is **Performance Tested** to Ensure the HVAC System's **Duct Work is Tightly Sealed**
- \* Each Home under-goes a **Pressure Balancing Process** to ensure the HVAC System Performs as Designed
- \* Each Home is **Performance Tested** to Ensure the Exterior **Wall Construction is Tightly Sealed**
- \* Each Home has a **3rd Party Plumbing Inspection** performed for the **TNRCC**
- \* A Complete Home Owner **Warranty and Maintenance Manual** is Provided at Closing



Prices, terms, floor plans, specifications, home-site premiums and options are subject to change without notice or prior obligation. Floor plans, options, elevations and specifications may vary by community and home-site location. View preservation is not guaranteed. Square footages are approximate. The final purchase price will include adjustments for upgrade elevations, added options, home-site premiums, topography, utilities and/or setbacks. The location of the home on the home-site shall be determined by the builder. Not all plans will fit on every home-site. Availability is determined by the builder. Results of the home may vary depending upon occupant behavior. All homes are subject to prior sale. Rev. 5/3/09

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