



## MESQUITE TRAILS #10

PLAN	ELEVATION	PRICED FROM
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<b>WOODLAND</b> - 1,660 SQ. FT. One-Story, 3 Bedrooms, 2 Baths, Great Room, Nook, Utility Room Covered Patio, 2-Car Garage	A	\$174,950
	B	175,450
<b>WINDSOR</b> - 1,761 SQ. FT. One-Story, 3 Bedrooms, 2 Baths, Great Room, Covered Patio 2-Car Garage	A	\$180,950
	B	181,450
	C	181,950
<b>DEVON</b> - 1,794 SQ. FT. One-Story, 3 Bedrooms, 2 Baths, Great Room, Nook, Sitting Area Covered Patio, 2-Car Garage	A	\$182,950
	B	183,450
	C	183,950
<b>DEVON II</b> - 1,800 SQ. FT. One-Story, 4 Bedrooms, 2 Baths, Great Room, Nook, Covered Patio 2-Car Garage	A	\$183,950
	B	184,450
	C	184,950
<b>TEMPEST</b> - 1,830 SQ. FT. One-Story, 4 Bedrooms, 2 Baths, Great Room, Nook, Utility Room Covered Patio, 2-Car Garage	A	\$185,950
	B	186,450
	C	186,950
<b>WINDSOR II</b> - 2,379 SQ. FT. Two-Story, 4 Bedrooms, 3 Baths, Great Room, Loft, Covered Patio 2-Car Garage	A	\$214,950
	B	215,450
	C	215,950



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### YOUR CAREFREE HOME INCLUDES . . .

#### ABOUT THE COMMUNITY

- Less than 5 minutes to Joe Battle & I-10 Freeway.
- Walking distance to local elementary school and nearby park with running paths.
- Shopping and restaurants are conveniently located within 3 miles, including Red Lobster, Olive Garden, Taco Cabana, Jack in the Box, Super Target, Best Buy, Office Depot, Marshalls, Ross and more.

#### CLASSIC EXTERIORS

- Several innovative exterior architectural designs for each floor plan
- Choice of several front yard landscape layouts
- 2-Car Garages with painted Garage doors and automatic Garage door opener with 2 transmitters
- Upgraded coach lights
- Structurally engineered foundation
- Ceramic tile selection on front porch
- Painted pop-outs
- CareFree's signature Talavera address tiles
- 2 Exterior electrical outlets
- Covered front entry (some plans)
- Choice of 3 classic entry doors with beveled glass
- Durable brushed nickel or oil-rubbed bronze front entry door hardware
- Covered patio off great room (some plans)
- 2 hose connections
- Rear and side yard rock walls
- 3-Dimensional architectural laminate roof shingles with a manufacturer's 30-year warranty
- Stud walls 16" on center
- 40-Gallon natural gas water heater located in Garage
- Great selection of exterior stucco and roof colors
- Exterior stone per plan (Mesquite Trails #10 only)
- 2x6 framed exterior walls to improve structural strength



#### INVITING INTERIORS

- Comfortable mechanically engineered heating and cooling system
- Programmable setback thermostats
- Ceramic tile flooring at Entry, Kitchen, Baths and Laundry Room, in a choice of colors
- Choice of a variety of colors of Level 11 upgraded carpet
- Textured 9' ceiling on first floor
- Rounded corner wall edges (excluding windows)
- Upgraded ceiling fans in Great Room and Master Bedroom in satin nickel or oil-rubbed bronze
- Pre-wired for ceiling fans in all other Bedrooms
- Pre-wired for 4 cable TV outlets and 1 telephone outlet
- Gloss painted interior walls
- Choice of 8 interior paint colors
- Two-tone paint (baseboards, doors and trim)
- Upgraded Level 11 light fixtures in satin nickel or oil-rubbed bronze (per plan)
- Rocker light switches
- Raised panel interior doors with choice of brushed nickel or oil-rubbed bronze hardware
- Upgraded 3/4-inch base and casing
- Mini-blinds at all major windows
- Stud walls 16" on center
- Recessed LED lighting (per plan)

#### OFF TO THE KITCHEN

- Beautiful flat-panel maple cabinets in several color choices with 3-inch crown molding, in custom staggered design with hidden hinges
- Stainless steel undermount sink
- Stainless steel single handle faucet
- Recessed LED lighting (per plan)
- Black GE side-by-side refrigerator, extra large oven capacity gas range with sealed cooktop burners, energy efficient dishwasher, and microwave oven
- Ice maker connection for refrigerator
- 1/2 HP In-sink-erator disposal
- Stunning selection of granite countertops
- Convenient food preparation island (some plans)
- USB charger outlet

#### MASTER AND SECONDARY BATHS

- Flat-panel maple cabinets in several color choices (selection to match cabinets in Kitchen)
- 2 cm granite Bathroom countertops (per plan)
- Dual sinks in Master Bath (some plans)
- Wood medicine cabinets
- Porcelain pedestals in Powder Room
- Tub/shower combination with ceramic tile surrounds in Secondary Baths (some plans include this in the Master Bath)
- Separate tub and shower with ceramic tile surrounds and satin nickel or oil-rubbed bronze shower enclosure in Master Bath (some plans)
- Satin nickel or oil-rubbed bronze bath accessories
- Brushed nickel or oil rubbed bronze faucets
- Toe kick drawers at cabinets at master bath only
- Dual flush toilets
- Framed mirrors in all Baths
- Recessed LED lighting (per plan)

#### SAFETY FEATURES, ENERGY SAVERS AND WARRANTY

- Security system: Hard wired with battery backup alarm, contacted exterior doors, key pad, siren and motion sensor and prewired at all operable windows
- High-performance Low-E dual glazed vinyl windows with screens
- Smoke detectors with battery backup
- R-19 batted kraft faced fiberglass insulation in walls and R-38 blown cellulose insulation in ceilings
- GFI outlets in Kitchen, all Bathrooms, and Exterior
- 2/10 Warranty covers your home for ten years against major structural defects
- LED lighting (per plan)

#### DO YOU WANT TO PERSONALIZE YOUR HOME EVEN MORE?

##### OPTIONAL SELECTIONS INCLUDE:

Creative flooring selections; fun backsplashes in the Kitchen; ceiling fans and lighting fixtures; 9' ceiling height on second floor; 4' garage extensions (some home sites may not accommodate this change); exterior stone; some plans allow room conversions, such as a Study converted to a Bedroom; and much more.



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