



Riverside Villas

Standard Features

• INTERIOR FEATURES

- Floor tile in entry, and Vinyl in all other wet areas
- Plush, high quality carpet flooring
- Generous closet and storage space
- Smooth flat panel interior doors
- Elegant doorknobs and designer lighting fixtures
- 2 RG-6 Cable on one story plans / 3 on two story plans
- 1 – CAT 5 phone connection
- Raised 9 foot ceilings first floor
- Monterrey drag texture throughout living area of home
- Rounded corners (except at windows)
- Security system 1st floor and prewire for motion detector
- 1/3hp garage door opener

• KITCHEN FEATURES

- Large peninsula or island for extra counter space (per plan)
- Pendant lights over island (optional)
- 30" oak cabinets with crown molding
- Moen faucet with sprayer
- 1/3-hp food disposal
- Whirlpool appliances and dishwasher
- Laminate countertops with Stainless Steel sink

• EXTERIOR FEATURES

- Professionally designed exteriors and elevations, with beautiful stone, brick stucco with low maintenance Smartside siding and trim
- Designer selected exterior paint selections complimenting the stone, stucco and brick
- Grand front entry door
- Two hose bibs and exterior GFCI outlets
- Front rain gutters
- Professionally designed front, side and rear yard landscaping
- Full sprinkler system equipped with automatic control system
- 3 tab 20 year shingles

• ENERGY FEATURES

- Radiant barrier reflective insulation for reduced ambient temperatures in the attic
- R-30 blown insulation in flat ceilings
- R-15 insulation in exterior walls
- 14 SEER HVAC high energy efficient and heat pump
- Digital temperature controlled thermostat
- Polycell foam sealant around switches, plugs, and other air infiltration areas
- "Low E" aluminum framed windows:
 - Insulated
 - Double-paned
- Screens provide insulation from weather to prevent fading of household furniture and accessories
- Ridge style attic ventilation

• BATHROOM FEATURES

- Luxurious soaking garden tub and tile surround in master bath
- Laminate single sink vanity top in all baths
- Quality Moen plumbing fixtures
- White porcelain pedestal sink in powder bath (per plan)

• GARAGE FEATURES

- Attached 1 and 2 car garage taped and floated
- Automatic garage door opener with remote
- Raised panel lightweight aluminum garage door

• OTHER FEATURES

- Professional engineered post tension cable slabs with 3,000 PSI concrete
- GFCI outlets in all wet areas
- Engineered floor truss systems with open stud wall design
- Full slab stucco underpinning
- Wolmanized/pressure treated yellow pine exterior sole plates
- Gas water heater



Riverside | 2001 Faro Drive | Austin, Texas 78741 | 512.410.0899

*Features subject to change without notice. See a MileStone Representative for details. 2/7/12



www.MyMileStone.com