



# West Cypress Hills

## Standard Features

### • INTERIOR FEATURES

- Designer ceramic floor tile in entry, kitchen/ breakfast area, dining, utility, master bath and secondary bath
- Plush, high quality carpet flooring
- Generous closet and storage space
- Raised six panel interior doors
- Elegant satin nickel doorknobs and designer lighting fixtures (excludes bathrooms)
- 3- RG-6 Cable
- 3- CAT 5 phone connections
- Raised 10' ceilings first floor and 9' 2nd floor
- Inviting arched openings (per plan)
- Monterrey drag texture throughout living area of home
- Rounded corners (except at windows)
- Security system 1st floor and prewired for motion detector
- Open stairway with painted balusters (per plan)
- 36" wood and gas burning fireplace with elegant ceramic tile surround

### • KITCHEN FEATURES

- Large peninsula or island for extra counter space (per plan)
- Recessed can lights
- 42" staggered oak raised panel cabinets with crown molding
- Moen faucet with sprayer
- 1/3-hp food disposal
- Stainless steel appliances including gas range, dishwasher and microwave
- Granite countertops with Stainless Steel undermount sink with tile backsplash set diagonally

### • BATHROOM FEATURES

- Luxurious soaking garden tub with separate chrome framed, clear tempered glass shower and tile surround in master bath
- Private enclosed toilet rooms with exhaust in master bath
- Cultured marble double sink vanity top in master bath
- Cultured marble vanities in secondary baths
- Quality Moen plumbing fixtures
- White porcelain pedestal sink in powder bath (per plan)
- Elongated, low water usage commodes in all baths

### • EXTERIOR FEATURES

- Professionally designed exteriors and elevations, with beautiful stone, brick stucco with low maintenance textured fiber cement siding (per plan).
- Durable fiber cement siding, soffit and fascia
- Designer selected exterior paint selections complimenting the stone, stucco and brick
- 7' insulated fiberglass entry doors with brushed nickel handset
- High quality Architectural 30 year composition shingles
- Two hose bibs and exterior GFCI outlets
- Cast stone address block
- Partial rain gutters
- Professionally designed front, side and rear yard landscaping
- Full sprinkler system equipped with automatic control system
- Covered patio
- 6' Cedar Privacy Fence on sides and beautiful iron fence on front and rear for viewing wildlife and lush greenbelt



**MILESTONE**  
COMMUNITY BUILDERS

West Cypress Hills | 5200 Cypress Ranch Blvd. | Spicewood, Texas 78669 | 512.264.0900

\*Features subject to change without notice. See a MileStone Representative for details. 7/2/10





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### • ENERGY FEATURES

- Radiant barrier reflective insulation for reduced ambient temperatures in the attic
- R-30 blown insulation in flat ceilings
- R-13 insulation in exterior walls
- 14 SEER HVAC high energy efficient and environmentally friendly heating and air conditioning
- Digital programmable temperature and humidity controlled thermostat
- Polycell foam sealant around switches, plugs, and other air infiltration areas
- "Low E" vinyl framed windows:
  - Insulated
  - Double-paned
  - Welded and thermally fused to assure maximum strength and reduce infiltration of moisture, air and noise
- Screens provide insulation from weather to prevent fading of household furniture and accessories
- Ridge style attic ventilation

### • GARAGE FEATURES

- Attached 2 car garage taped and floated
- Automatic garage door opener with remote
- Convenient pull down ladder for attic access
- 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/roof truss systems with open stud wall design
- Full slab stucco underpinning
- Wolmanized/pressure treated yellow pine exterior sole plates
- Termite pre-treatment during construction
- Gas HVAC and hot water heater
- Insulated walls in wet areas for sound reduction



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