

DISTINGUISHING FEATURES

EXTERIOR

- Custom designed elevation for each home
- Four sides masonry
- Standing seam metal roof
- Carriage House garage doors
- Cast stone address block
- Salt finish porches, patios, atriiums, walks and drives
- Brick paved porches on brick homes only
- Generously sized covered back patio
- Masonry fence across front
- Upgraded landscaping allowance

LIVING AREAS

- Spacious open floor plans with 10' ceilings and 2-panel arch top interior doors
- Choice of decorative 8' front doors
- Choice of oil rubbed bronze, satin nickel or antique nickel levered interior door handles and hinges
- Crown moulding in foyer, gallery, living, dining, kitchen, breakfast, master and study
- 4 1/2" base moulding
- Porcelain/ceramic tile floors in foyer, gallery, formal dining, living, kitchen, breakfast, utility, all hallways and all baths
- Generous carpeting allowance
- Special ceiling treatments, custom wall features and art niches (per plan)
- Rounded corners at formal areas
- Orange peel texture on walls and ceilings

OTHER SPECIAL FEATURES

- Granite counter tops with under mounted sinks in kitchen, master bath and secondary baths
- Choice of Moen oil rubbed bronze or brushed nickel plumbing fixtures with matching bath accessories in master, secondary and powder room baths
- Furniture piece in powder room (per plan)
- 42" gas fireplace with wall switch, custom built wood mantle and masonry surround
- Dimmer light control in formal dining
- Ceiling fans in living, master bedroom and study
- Recessed lighting in living, kitchen, master bedroom, hallways, covered patios
- Pre-plumbed for future water softener

- Rehau PEX plumbing system
- Garage is finished and painted with 4 1/2" base moulding
- Complimentary professional decorator assistance

KITCHEN

- All Jenn-Air appliances including gas down draft cooktop and stainless steel built-in microwave oven, self cleaning 30" oven and dishwasher
- 1/2 HP garbage disposal
- Pre-plumbed for refrigerator ice maker
- Large pantry (per plan)
- Custom designed and built cabinetry with special moulding, raised panel doors, pot & pan drawers
- Choice of knotty alder, red oak or white oak
- Xenon under cabinet accent lighting at cooktop
- Choice of an under mounted cast iron or stainless steel sink
- Moen stainless steel kitchen faucet with pullout spray head
- Full tile backsplash

MASTER RETREAT AND BATH

- Master suite with stepped ceiling treatment
- Spacious walk-in closet with shelving unit
- Jacuzzi soaking tub with deck-mounted high arc faucet and tile surround
- Separate tiled walk-in shower with drying area (per plan)
- Linen closet and built-in medicine cabinets

CONSTRUCTION FEATURES

- Engineered foundation designed for each home
- Steel bar reinforced slab (not cables)
- Additional wire mesh in slab at tile floor areas
- Treated base plate all first floor walls
- Exterior walls bolted to the slab
- All wall framing on 16" centers
- Solid 1/2" wall sheathing under masonry
- 3/4" tongue and groove sub-floor decking second floor, glued and screwed
- Wood blocking for draperies
- Steel reinforced concrete walks and driveway
- Prestige Homes Builder Warranty and 10-Year Structural Warranty

SECURITY/TECHNOLOGY

- Exclusive gated community with guard house
- 6' privacy cedar fence on sides and back
- Complete security system on all openings
- Garage door opener with two remotes
- Hard wired smoke detectors with battery back-up
- Pre-wired for cable TV (RG-6 quad shield) and telephone (Category 5) in all bedrooms, study and living areas

ENERGY EFFICIENT FEATURES

- Prestige Homes is a certified CPS Smart Energy Builder and builds to Energy Star specifications
- Radiant barrier roof decking
- Continuous soffit ventilation in eaves
- LoE² - High performance energy saving double pane windows
- Poly-foam insulation around doors and windows to stop air infiltration
- Energy saving insulation:
 - exterior walls: (R-13 batts)
 - flat ceilings: (R-30 blown)
 - bath walls: insulated for noise suppression
- One 50 gallon gas water heater with 2 1/2 baths
- Two 40 gallon gas water heaters for 3 full baths
- High efficiency 14 SEER rated Air Conditioner engineered and designed for each home
- Programmable thermostat



**PRESTIGE HOMES, THE OLDEST
LOCALLY OWNED AND OPERATED
CUSTOM HOME BUILDER IN SAN
ANTONIO, HAS BEEN PROVIDING
OUR CUSTOMERS MORE THOUGHT
PER SQUARE FOOT SINCE 1959.**