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# AGAVE TRACE

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Agave Trace is Texas Homes newest community comprised of 46 homesites. This new development is scheduled to open in the Spring of 2020. Located conveniently on South Hausman Road near the intersection of Loop 1604 and Bandera Road, Agave Trace provides easy access to shopping, Medical Center, UTSA, USAA and other employment centers. This a rare opportunity to own a new home inside loop 1604.

Agave Trace will offer home plans for 1,663 square feet to 3,218 square feet. These award-winning home plans feature open interiors, high ceilings, outdoor living and many pre-drawn options to choose from. Texas Homes has an extensive plan development process to ensure that the home will work with the needs of the homeowner and their lifestyle. The Texas Homes Design Center and professional staff will help homeowners personalize their new home with thousands of selection choices.

Agave Trace is served by the Northside Independent School District.



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# AGAVE TRACE

## Included Features

### DISTINCTIVE EXTERIORS

- Stately elegance in updated stucco, stone and brick designs
- Exciting architectural designs with 2-car garages on all plans
- 8-foot fiberglass front entry door with privacy deadbolt
- Designer hardware on all exterior doors
- Fully sheetrocked, textured and painted garage with roll up heavy-gauge steel door
- 2 Remote-garage door opener
- Concrete walks and driveways with broom finish
- 30 year dimensional shingles
- Full sod in front, rear and side yards
- Full irrigation at sodded areas and landscaped beds
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor garden hose connections
- Rear Covered patios and open courtyards (per plan)

### GRACIOUS INTERIOR DETAILS

- Decorative ceiling treatments
- 52" three-speed reversible ceiling fan in Family Room & Master Bedroom
- Raised panel interior doors with designer hardware
- Custom Monterrey drag finish on walls and ceilings
- Privacy lock on secondary baths and Owner's Retreat
- Rounded corners on first and second floor
- Decorator 20"x20" ceramic tile flooring at Entry, Kitchen, Breakfast Area, Laundry and All Baths
- Long-life decorator carpet in a wide choice of colors with 1/2" pad
- Cultured marble vanity with decorator lavatories in all secondary baths
- Wood shelving in all closets, linen and pantries
- Elegant custom lighting package
- Flush mount LED lighting per plan
- Hard-wired smoke detectors with battery back-ups in all bedrooms
- Hard-wired smoke and carbon monoxide detectors per plan
- Decorator two-tone paint

- Low VOC paint used on interior walls and ceilings
- Semi-gloss latex paint in master and secondary baths
- Oversized mirrors with decorative lighting in full baths
- Ceramic tile surround in all bathtubs and showers
- Elongated commodes throughout
- Pedestal sink at powder bath
- Decora-style electrical switches
- Pre-plumbed for water softener
- 5 1/8" baseboards throughout house
- 8-foot interior doors at high ceiling areas

### SPACIOUS MASTER BATHS

- Ceramic tile floors
- Moen Eva Chrome faucets
- Granite vanity with oversized mirrors
- Built-in medicine cabinets matched to compliment cabinetry
- Relaxing oversized 42"x 60" oval garden tub and Separate 42" glass-enclosed shower with ceramic 12"x12" straight lay tile surrounds
- Elongated commode in Master

### GOURMET KITCHEN

- 42" cabinets in your choice of different stains and styles
- Built-in appliances
- Energy Star Whirlpool multi-cycle dishwasher, in stainless steel
- Whirlpool self-cleaning built-in oven, in stainless steel
- Whirlpool 5 burner, 36" gas cooktop, in stainless steel, with stainless vent hood
- Whirlpool space saver built-in microwave oven in stainless steel
- Granite countertops with 12"x12" ceramic tile backsplash
- Undermount Stainless steel double compartment sink Moen faucet
- 2 Stage water filtration system with matching dispenser and connection to refrigerator.
- 1/2 horsepower garbage disposal
- Energy conserving flush mount LED bulbs per plan

### WARRANTY & VALUED CONSTRUCTION TECHNIQUES

- 10-year, fully transferable structural home warranty
- Texas Homes pays for a third party inspector during four different stages of construction
- Post tension foundations individually engineered for each home
- Foundation quality ensured by Structural engineering inspection
- 3000 PSI high performance concrete for home foundation
- Conventionally framed construction
- Metal beads on exposed outside sheetrock corners
- 3/4" subfloor glued and fastened with ring shank nail
- Wind braces on exterior walls as required by Structural Engineer
- Double top plate on all exterior and interior walls
- All interior and exterior walls set 16" on center (per plan)
- Engineered floor joists for extra strength
- Customer/Builder partnering program with 4 scheduled meetings during home construction
- New home orientation prior to closing to ensure customer satisfaction and understanding of how the home works
- Convenient 24-hour online customer service request via the internet
- Video inspection of homes sewer lines before closing to ensure proper function

### ENERGY SAVING FEATURES

- Home Automation. Base package includes Quolsys Controller, Z Wave Thermostat(s) and front and rear porch light switches, Garage Door Controller Security System, Additional Home automation upgrades are available at Design Center.
- Network Canister, Power at Can for Networking Equipment, Cable TV and Network Drops (3 of each) (locations specified by customer)
- Energy conserving Low-E<sup>3</sup> double paned insulated Vinyl windows
- Energy conserving radiant barrier roof decking
- Energy efficient 50 gallon rapid recovering gas water heater
- 15 SEER heating and cooling system with fresh air intake
- Energy conserving programmable thermostat
- Quality PEX plumbing system
- Duct work sealed and strapped at all connections
- R-13 batt insulation at exterior walls
- R-19 insulation on sloped ceilings with full baffles to soffit ventilation system
- R-38 blown insulation in ceiling
- Energy conserving polysealant around base plates, doors and windows to prevent air infiltration at two different stages of construction
- Energy conserving lighting in kitchen, baths and all bedrooms
- Jumper ducts (per plan) to ensure proper air flow in specified rooms

### ADDED VALUE

- In wall pest defense system and termite pretreatment
- Customize your home during three personal consultations at our Design Center
- Personalized meeting with Networking, Home Audio and Home Automation Consultant to customize your home. Meeting is usually coordinated with first design appointment.
- Track the construction of your home online at Service.Texas-Homes.com
- Online customer communication system at Service.Texas-Homes.com

 = Energy Savings/Healthy Living



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Included features are per community specifications and are subject to change without notice or prior obligation. Some specifications stated above may not apply to all homes. See a Sales Counselor for more information. REV. 12/30/19

