

# THE HIGHLANDS AT NORTHLAKE | INCLUDED FEATURES

## ENERGY & SAFETY

ARMSTRONG 16 SEER GAS HVAC SYSTEM  
 ZONED & SIZED HVAC (PER PLAN)  
 ECOBEE SMART THERMOSTAT  
 DUAL PANE LOW-E INSULATED VINYL WINDOWS  
 R-6 INSULATED AIR CONDITIONING & HEAT DUCTS  
 FULLY ENCAPSULATED FOAM INSULATION  
 ADHESIVE MOISTURE RESISTANCE WRAP INSTALLED AROUND ALL DOORS & WINDOWS  
 ZIP SYSTEM SHEATHING FOR STRUCTURAL & WATER BARRIER  
 POLY-FOAM SEAL INSULATION SYSTEM AROUND ALL DOORS, WINDOWS, BASE PLATES & ALL PENETRATIONS  
 FULL SECURITY SYSTEM WITH 1 KEYPAD  
 SMOKE DETECTORS WITH BATTERY BACKUP  
 AUTOMATIC GARAGE DOOR OPENER  
 DUAL LOCKING WINDOWS

## LIGHTING & ELECTRICAL

DOUBLE FLOOD LIGHT ON REAR EXTERIOR  
 CHOICE OF PREMIUM FINISH INTERIOR LIGHTING PACKAGE OR LIGHTING ALLOWANCE TO MAKE PERSONAL SELECTIONS  
 COACH LIGHTS AT GARAGE (# PER PLAN)  
 WEATHERPROOF GFI OUTLETS ON FRONT & REAR  
 GFI OUTLETS IN KITCHEN, ALL BATHS, UTILITY & GARAGE  
 TV CONNECTION ABOVE FIREPLACE, PHONE & CABLE IN EACH BEDROOM  
 CEILING FANS INSTALLED IN ALL BEDROOMS, FAMILY ROOM, GAMEROOM & STUDY (PER PLAN)  
 CEILING FAN WITH LIGHT KIT ON REAR COVERED PATIO (PER PLAN)  
 LIGHTED FRONT & REAR ENTRY/PORCH  
 DOORBELL & CHIME  
 UNDERGROUND ELECTRICAL SERVICE

## ENGINEERING & WARRANTY

TANKLESS GAS HOT WATER HEATER (# PER PLAN)  
 FREEZE TOLERANT PEX PLUMBING SYSTEM  
 ENGINEERED & INSPECTED POST-TENSION FOUNDATION FOUNDATION WITH ANCHOR BOLTS FOR STRENGTH  
 3000 PSI CONCRETE  
 WALL FRAMING 16 INCH ON CENTER & STICK BUILT FRAMING  
 ENGINEERED I-JOIST FLOOR SYSTEMS  
 3/4" TONGUE & GROOVE SUB-FLOOR DECKING  
 1 YEAR FULL WORKMANSHIP WARRANTY  
 2 YEAR MECHANICAL WARRANTY  
 10 YEAR STRUCTURAL LIMITED WARRANTY

## STUNNING EXTERIORS

BRICK ELEVATION ACCENTED WITH STONE  
 ACME, HANSON & MG BRICK SELECTIONS (100 YEAR WARRANTY)  
 VARIETY OF STONE SELECTIONS  
 LAMINATED ARCHITECTURAL SHINGLES (30-YEAR WARRANTY)  
 TILT-OUT WINDOWS WITH SCREENS PLUS DIVIDED LIGHT ON FRONT  
 STONE ADDRESS BLOCK ON BRICK EXTERIOR  
 HARDPLANK FIBER CEMENT SIDING (PER ELEVATION)  
 LANDSCAPE PACKAGE:  
 PROGRAMMABLE IRRIGATION SYSTEM (UP TO 13 ZONES)  
 FRONT & REAR BERMUDA SOD TO REAR OF HOUSE  
 MULCHED BEDS, SHRUBS AND 2 TREES  
 INDIVIDUAL DESIGNER MAILBOX  
 8'0" SOLID WOOD FRONT DOOR WITH GLASS INSERTS  
 8'0" FULL GLASS PATIO DOOR WITH BUILT IN BLINDS  
 INSULATED STEEL CARRIAGE OVERHEAD GARAGE DOOR WITH DECORATIVE HARDWARE  
 QUALITY SHERWIN WILLIAMS EXTERIOR PAINT COLORS  
 COVERED FRONT ENTRY WITH BRICKED CONCRETE  
 COVERED REAR PATIO WITH BROOM FINISHED CONCRETE  
 FROST-PROOF HOSE BIBS ON FRONT & REAR  
 FENCING PER SUBDIVISION STANDARDS

## GOURMET KITCHEN

3CM GRANITE COUNTERTOPS IN KITCHEN WITH MULTIPLE EDGE FINISH CHOICES  
 DESIGNER 4X4 NATURAL STONE TILE BACKSPLASH WITH DECORATIVE TILE ACCENT  
 13X13 ELEGANT CERAMIC TILE FLOORING IN KITCHEN & BREAKFAST NOOK  
 UP TO 66" ELEGANT CUSTOM FURNITURE FINISHED CABINETS WITH RAISED PANELS, CONCEALED HINGES & CROWN MOLDING IN CHOICE OF STAINS & FINISHES  
 PREMIUM STAINLESS STEEL APPLIANCE FRIGIDAIRE PROFESSIONAL PACKAGE:  
 GAS COOKTOP | BUILT-IN MICROWAVE  
 30 INCH ELECTRIC SELF-CLEANING | OVEN & MULTI-CYCLE DISHWASHER  
 CONVENIENT ICE-MAKER CONNECTION TO REFRIGERATOR  
 HEAVY DUTY GARBAGE DISPOSAL  
 STAINLESS UNDERMOUNT SINK WITH FAUCET SPRAYER IN CHOICE OF FINISH  
 SPACIOUS PANTRIES

## ELEGANT MASTER BATH

CUSTOM FURNITURE FINISHED CABINETS WITH RAISED PANELS & CONCEALED HINGES IN CHOICE OF STAINS & FINISHES  
 ELEGANT GRANITE COUNTERTOP/VANITY (36 INCH) WITH MULTIPLE EDGE FINISHES  
 DELTA BRAND PLUMBING FIXTURES WITH MULTIPLE FINISH CHOICES  
 OVERSIZED FREE-STANDING SOAKING TUB  
 OBSCURE GLASS WINDOW AT OVERSIZED SOAKING TUB (PER PLAN)  
 SEPERATE GLASS SHOWER ENCLOSURE WITH BRONZE FINISH TRIM & HANDLE  
 WALK-IN SHOWER WITH RECESSED CERAMIC TILE FLOOR  
 HAND LAID CERAMIC TILE SHOWER WALLS WITH DECORATIVE TILE ACCENT STRIP  
 13X13 DESIGNER CERAMIC TILE FLOORING & TUB SURROUND  
 SEPERATE LINEN CLOSET OR CABINET (PER PLAN)

## FUNCTIONAL SECONDARY BATHS

CUSTOM FURNITURE FINISHED CABINETS WITH RAISED PANELS & CONCEALED HINGES IN CHOICE OF STAINS & FINISHES  
 ELEGANT GRANITE COUNTERTOP/VANITY (36 INCH) WITH MULTIPLE EDGE FINISHES  
 HAND LAID CERAMIC TILE SHOWER WALLS WITH DECORATIVE TILE ACCENT STRIP  
 13x13 DESIGNER CERAMIC TILE FLOORING  
 SEPERATE LINEN CLOSET OR CABINET (PER PLAN)  
 PEDESTAL OR CABINET SINK IN POWDER BATHS (PER PLAN)

## DELUXE INTERIORS

HAND-SCRAPED RED OAK WOOD FLOORING IN ENTRY, DINING/STUDY & LIVING ROOM  
 13X13 CERAMIC TILE FLOORING IN ALL WET AREAS  
 6 INCH CUSTOM BASE MOLDING IN ENTRY, FAMILY, FORMAL DINING, & KITCHEN/NOOK  
 CROWN MOLDING IN ENTRY, FAMILY, MASTER, FORMAL DINING, KITCHEN/NOOK  
 PLUS CHAIR RAIL IN FORMAL DINING  
 ORANGE PEEL FINISH TEXTURED WALLS  
 HIGH QUALITY PLUSH CARPETING WITH 1/2 INCH PAD  
SHERWIN WILLIAMS INTERIOR PAINT COLORS  
 OVERSIZED WALK-IN CLOSETS (PER PLAN)  
 ROUNDED SHEETROCK GORNERS IN SELECT AREAS  
 MINIMUM 9 FOOT CEILINGS PLUS VAULTED & RAISED AREAS (PER PLAN & ELEVATION)  
 FIREPLACE WITH BRICK & STONE SURROUND PLUS HEARTH & GAS STARTER  
 CUSTOM FURNITURE FINISHED UPPER & LOWER UTILITY CABINETS WITH RAISED PANELS, CONCEALED HINGES & CROWN MOLDING IN CHOICE OF STAINS & FINISHES PLUS 3 CM GRANITE COUNTERTOP  
 CHOICE OF BRONZE FINISH LIGHTING PACKAGE OR LIGHTING ALLOWANCE FOR PERSONAL SELECTIONS  
BRONZE FINISH DOOR HARDWARE (INTERIOR EGG-SHAPED KNOBS)  
 8FT DOORS ON FIRST FLOOR  
 WATER CONSERVING ELONGATED COMMODES  
 LIGHTED ATTIC ACCESS (PER PLAN)  
 ROOM FINISHED GARAGE INCLUDING PAINT, TEXTURES & BASEBOARDS

## ADDITIONAL SERVICES

ARCHITECTURAL SERVICES AVAILABLE  
 PRE-CONSTRUCTION, FRAMING & FINAL ORIENTATION/CONSULTATIONS  
 GLACIER SMART HOME PACKAGES

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BY APPOINTMENT ONLY  
 GLACIERCUSTOMHOMES.COM

Effective: 5-1-18