



AUGUST FIELDS 45'

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721 Willowbrook, New Braunfels, TX 78130

Stunning Exterior Features

- Clay fired brick facades
- Cast stone address block
- Decorative lighting at porch/patio & garage
- Backyard 6' vertical wood privacy fencing
- Landscape package to include fully sodded front & backyard with drought resistant Bermuda® sod, two trees, & shrubs

- Sprinkler System - front and back

Luxurious Interior Features

- KWIKSET® hardware in satin nickel finish with microban®
- Decorative satin nickel light fixtures
- Hard surface floor at entry
- PPG two-tone paint
- Rounded drywall corners
- Decorative Monterey drag wall & ceiling texture
- Decorative Shaw carpet (5 year warranty)
- Riverside® interior 5 panel doors
- Durable ventilated wire shelves in storage/closets
- Spacious walk-in closets & storage closets throughout (per plan)
- Pre-wired for two CAT-5E telephones master bedroom & family room)
- Pre-wired for RG-6 cable TV (all bedroom & family room) at wall mount height
- Family room and bedrooms blocked for ceiling fans
- Privacy door locks (master bedroom and bathrooms)
- Rocker light switches
- 3" baseboards throughout home

Designer Kitchen Features

- LED Lighting
- 42" cabinets at kitchen with crown molding, including raised cabinet over microwave
- Soft close cabinet doors & drawers w/ hardware
- Oversized kitchen island - per plan
- Durable 3CM granite countertops at kitchen to include upgraded pull out faucet & single bowl sink
- Heavy duty 1/3 HP garbage disposal w/ air switch
- Subway tile back-splash in kitchen
- 2 stage water filtration faucet at kitchen sink
- Water line for refrigerator ice maker

- Spacious pantry - per plan
- USB outlet in kitchen

Elegant Master & Secondary Bath Features

- Upgraded ceramic tile flooring
- 36" high vanity cabinet at master bath (per plan)
- Cultured marble countertops in all full baths with rectangular sinks
- MOEN® chrome plumbing fixtures
- Designer pedestal lavatory at powder bath - per plan
- Elongated commodes

Superior Construction Features

- View Homes exclusive three tiered ten year warranty
- Centricity® 10 year limited warranty
- Post tension foundation engineered & inspected for address specific soil conditions
- Second story 3/4" T&G subfloor secured w/ fastening system
- Engineered truss floor system on second stories
- Anchor bolt reinforcement at all exterior walls
- Custom engineered wall panels & roof trusses
- PEX Plumbing system
- Durable, long lasting fiber cement siding & perforated fiber cement soffit
- Drywall secured with screws
- Pre-primed exterior wood trim for lasting quality
- KWIKSET® security dead bolt on front and rear door
- WAYNE DALTON® insulated overhead metal garage door
- Finished garage to include texture,
- Pre-wired for overhead garage door
- Pre-plumbed water softener
- Smart Home Package - includes front door lock, kitchen and front lights, & T-stat

Energy Features

- R-38 blown ceiling insulation at attic space
- R-15 exterior wall insulation with multi-stage poly sealant
- R-19 batt insulation at garage ceiling with living area above on two story plans only
- Ply gem vinyl framed Low E366 SC windows with solar cooling glass & easy clean

- Energy efficient 14 Seer HVAC System
- Energy saving water heater
- Water conserving 1.6 gallon elongated commodes
- Programmable thermostat (Z Wave)
- Low VOC PPG two-tone paint throughout
- Tamper resistant electrical outlets
- MERV® 11 A/C filters

Community Premium Features

- 3 sides masonry - 1st floor only per plan
- Level 2 stainless steel appliances to include oven/range, dishwasher, & microwave
- Microwave vented to exterior
- 5' shower at master bath - per plan
- USB outlet at kitchen
- Vaulted ceilings- per plan
- Natural gas at HVAC, water heater, and range
- Covered patio- per plan
- Craftsman front door
- Schlutter trim at bath



Updated: 06/01/2021

*Prices, plans, features, and options are subject to change without notice. All square footages are approximate and vary by elevation. Additional restrictions may apply. See Sales Specialist for details.

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