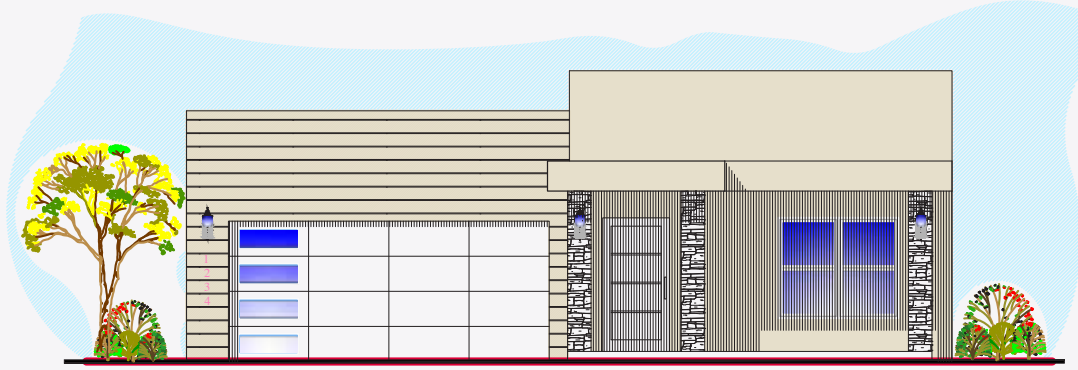




WESTBROOK- CON-202301



ABOUT THE PROPERTY

Introducing the lavish Westbrook home, boasting 1,762 square feet of luxurious living space. This stunning property features 4 bedrooms and 2 bathrooms, offering ample room for family and guests. Step onto the welcoming porch and enter the open floor plan, where a spacious kitchen, dining room, and family room await.

The beautiful granite countertops add a touch of elegance, while plush carpeting in the bedrooms enhances comfort. The main living areas showcase stunning tile flooring, adding both style and durability. The primary suite boasts a spacious walk-in closet and double sinks for added convenience. With a separate laundry room and an insulated two-car garage, this home offers both practicality and comfort.

Enjoy the benefits of the manabloc water system, ensuring efficient water management. Experience the epitome of luxury and comfort in the Westbrook home.

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4 bedrooms

2 bathrooms

1,762 sq. ft.

2 car garage

FOR MORE INFORMATION VISIT OUR OFFICE OR CALL US!

11440 MONTWOOD DR, EL PASO, TX 79936

915.246.8796

SCAN THE BARCODE TO VISIT OUR WEBSITE





WESTBROOK- CONTEMPORARY 202301

Home Features List



Living Area: 1,762 sf

Structure & Warranty

Foundation - Concrete
Walls and Roof Structure
Roofing
Warranty

Engineered foundation design with monolithic post tension slab
2"x4" @ 16" o.c. load bearing walls with engineered trusses
Depending on home elevation may include Flat roof or shingle roof
1 Year Builder Warranty + 2-10 "Homes of Texas" Warranty

Energy Efficiency

Energy Star Certified Home
Windows
Heating and Cooling
A/C Duct system
Manabloc Plumbing System
Water Heater
Insulation- Home
Insulation- Garage

Included
Double pane low E glass Vinyl windows, edges wrapped and sealed
14 seer A/C unit, 80% efficiency heater unit
Highly efficient duct system
Home run line to each outlet from Manabloc control panel
Natural Gas Tank Water Heater
Blown in blanket insulation. Walls R15, Ceilings R38
Garage door insulated, batt insulation walls R11, Ceiling R19

Home Interior

Ceilings Height
Texture- Interior Walls and Ceilings
Window coverings
Trim, molding and doors casing
Front Door
Back Patio Door
Tile on Floors
Tile on Bathtubs/ Shower Walls
Shower Doors
Bath vanity tops

9' high ceilings (lower furdowns for A/C ducts and water lines)
Rounded Corners main walls, Brocade Texture on walls & ceilings
Fabric Window Shades
2 1/2" base molding & door casing
Fiberglass faux wood solid core door with side glass- 6'8" tall
Atrium Fiberglass Door with integrated Mini-blind
Upgraded level 1 ceramic tile throughout living area except for bedrooms and closets
Upgraded level 1 ceramic tile with optional decorative trim
Framed tempered Glass Shower Doors in master shower
Depending on color package selection may include 3 cm Granite or Quartz with under mount white square bowl
Depending on color package selected may include Framed or frameless Mirrors
FHA Type 1 carpet (Level 1)
Depending on home elevation of home may include shelf or cabinet

Mirrors
Carpet
Laundry Room Cabinets

Kitchen

Kitchen and Bath Cabinets
Kitchen counter tops
Kitchen Backsplash
Kitchen Sink
Pantry Door
Appliances

Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack
Depending on color package selection may include 3 cm Granite or Quartz
Upgraded level 1 tile
Under mounted stainless steel sink 8" deep
Standard No glass door
Package 1. Stainless Steel 5 burner free standing range, microwave-hood & dishwasher

Plumbing & Electrical

Prewire
Light Fixtures
Ceiling Fans
Exterior Outlets for Christmas Lights
Exterior Flood Lamp
Plumbing Faucets
Toilets

Package A. Pre-wire included for phone, alarm, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS
ORB/Satin Nickel or Black with LED disk recessed lights per plan level 1
Master bedroom and family room
2 outlets included
1 double spot lamp included in rear of home
Oil Rubbed Bronze or Satin Nickel
Elongated toilets

Exterior & Garage

Built-in Shelves in Garage
Driveway
Front Elevation rock veneer
Exterior walls covering
Landscape
Rockwall

Included
Standard
Included decorative Cantera stone highlights designed by plan. Up to 40 sqft
Wall synthetic colored stucco application and siding
Rockscape from side gates to front property line and parkway, May include additional landscape features as per selection
Rock wall height and length determined by area and site

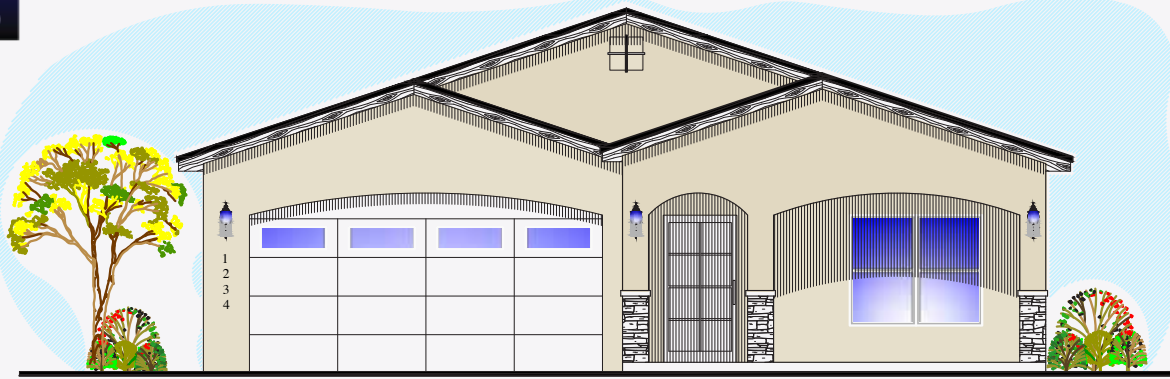
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WESTBROOK- TRD-202301



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4 bedrooms


2 bathrooms

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1,762 sq. ft.


2 car garage

915.246.8796

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WESTBROOK- TRADITIONAL 202301

Home Features List



Living Area: 1,762 sf

Structure & Warranty

Foundation - Concrete
Walls and Roof Structure
Roofing
Warranty

Engineered foundation design with monolithic post tension slab
2"x4" @ 16" o.c. load bearing walls with engineered trusses
Depending on home elevation may include Flat roof or shingle roof
1 Year Builder Warranty + 2-10 "Homes of Texas" Warranty

Energy Efficiency

Energy Star Certified Home
Windows
Heating and Cooling
A/C Duct system
Manabloc Plumbing System
Water Heater
Insulation- Home
Insulation- Garage

Included
Double pane low E glass Vinyl windows, edges wrapped and sealed
14 seer A/C unit, 80% efficiency heater unit
Highly efficient duct system
Home run line to each outlet from Manabloc control panel
Natural Gas Tank Water Heater
Blown in blanket insulation. Walls R15, Ceilings R38
Garage door insulated, batt insulation walls R11, Ceiling R19

Home Interior

Ceilings Height
Texture- Interior Walls and Ceilings
Window coverings
Trim, molding and doors casing
Front Door
Back Patio Door
Tile on Floors
Tile on Bathtubs/ Shower Walls
Shower Doors
Bath vanity tops

Mirrors
Carpet
Laundry Room Cabinets

9' high ceilings (lower furdowns for A/C ducts and water lines)
Rounded Corners main walls, Brocade Texture on walls & ceilings
Fabric Window Shades
2 1/2" base molding & door casing
Fiberglass faux wood solid core door with side glass- 6'8" tall
Atrium Fiberglass Door with integrated Mini-blind
Upgraded level 1 ceramic tile throughout living area except for bedrooms and closets
Upgraded level 1 ceramic tile with optional decorative trim
Framed tempered Glass Shower Doors in master shower
Depending on color package selection may include 3 cm Granite or Quartz with under mount white square bowl
Depending on color package selected may include Framed or frameless Mirrors
FHA Type 1 carpet (Level 1)
Depending on home elevation of home may include shelf or cabinet

Kitchen

Kitchen and Bath Cabinets
Kitchen counter tops
Kitchen Backsplash
Kitchen Sink
Pantry Door
Appliances

Cabinets with Crown Molding, adjustable shelves, Glass & Wine Rack
Depending on color package selection may include 3 cm Granite or Quartz
Upgraded level 1 tile
Under mounted stainless steel sink 8" deep
Standard No glass door
Package 1. Stainless Steel 5 burner free standing range, microwave-hood & dishwasher

Plumbing & Electrical

Prewire

Light Fixtures
Ceiling Fans
Exterior Outlets for Christmas Lights
Exterior Flood Lamp
Plumbing Faucets
Toilets

Package A. Pre-wire included for phone, alarm, 4 channel surround sound in living room, 1 data port internet ready, TV + DSS
ORB/Satin Nickel or Black with LED disk recessed lights per plan level 1
Master bedroom and family room
2 outlets included
1 double spot lamp included in rear of home
Oil Rubbed Bronze or Satin Nickel
Elongated toilets

Exterior & Garage

Built-in Shelves in Garage
Driveway
Front Elevation rock veneer
Exterior walls covering
Landscape

Rockwall

Included
Standard
Included decorative Cantera stone highlights designed by plan. Up to 40 sqft
Wall synthetic colored stucco application and siding
Rockscape from side gates to front property line and parkway, May include additional landscape features as per selection
Rock wall height and length determined by area and site

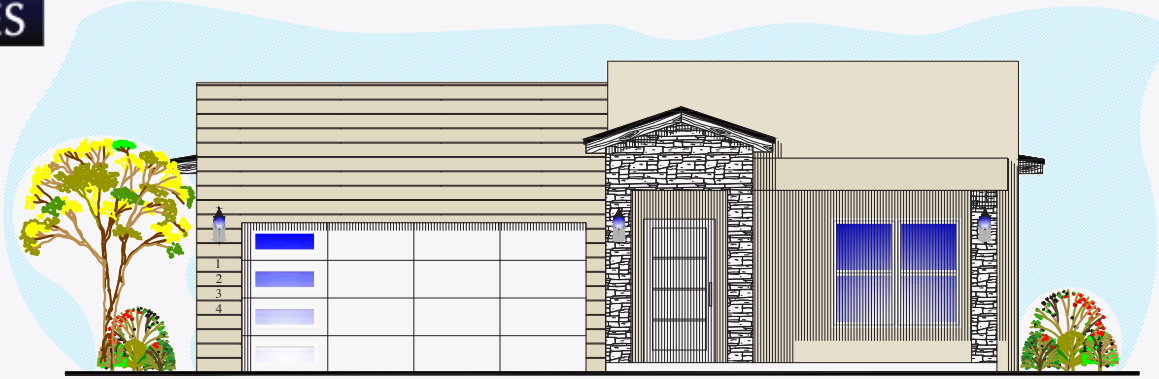
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WESTBROOK- TRN-202301



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2 bathrooms


1,762 sq. ft.


2 car garage

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WESTBROOK- TRANSITIONAL 202301

Home Features List



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Walls and Roof Structure
Roofing
Warranty

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