



Luxury Features for Westlake of the Woods

401 Marquesa Trail

Mechanical and Energy:

Post Tension Foundation design, with rebar reinforcement, 3000 psi concrete.
100% Masonry Construction on four sides (Austin Limestone, Brick, or Stucco).
GAF/Elk Timberline 30 year architectural dimensioned asphalt roofing shingles.
Cool Ply Radiant barrier roof decking.
Super Tuff-R high performance foam board barrier to outside air, moisture, temperature, and sound.
Alenco (Ply Gem) Low-E 1100 Series Vinyl dual pane windows. Adobe frames, internal grids on front.
Metal Clad exterior secondary doors with insulated glass and internal privacy blinds at bedroom locations.
Continuous Vented Soffit system w/vented ridges for maximum attic cooling.
R-17 Wall insulation (including R-3.6 foamcore) and R-38 Blown ceiling insulation.
Windows and Exterior Doors polysealed throughout.
High Efficiency Carrier Heat Pump rated at 14.0 SEER with two-zone damper system.
Honeywell Vision Pro 6000 touch screen fully programable thermostats (TH6220).
Propane stub for gas logs in living room fireplace, cooktop and rear patio.
Interior Soundproofing at all bath and laundry areas.
Dual quick recovery water heaters (50gal + 65gal) in optimized locations.
Pre-plumbed for Water Softener Unit
Oversized covered patio with custom T&G cedar style ceiling and cedar trim.
4 Car Side Entry Garage, finished inside complete w/ baseboards, attic access and flourescent lighting.
Ample, well lit storage space above garage area (250-300 sf).
Heavy duty 16x7 and 16x7 steel raised panel garage doors with openers.

Interior and Decor:

Sherwin Williams Paints custom enamel paint two-tone decorator selected package.
Custom Alder cabinets throughout w/ raised panel doors, concealed hinges, adj. shelving.
Masonite Two Panel Arch Top interior doors w/ oil rubbed bronze hardware, hinges and doorstops.
Safe 'N Sound solid core doors at all bedroom locations.
Twin Solid-Core Mahogany GlassCraft Wrought Iron 3' Front door "Portobello Series" (or equiv).
Custom interior decorator details, including textured walls in main living areas, arched top windows, custom ceiling designs, interior stone fireplace wall, rounded corners, and select crown mouldings.
Granite countertops (3cm) in kitchen and bathrooms vanities w/tile or natural stone backsplash.
Stainless Steel two compartment undermount 60/40 designer kitchen sink w/intregal sprayer.
Woodburning or propane gas fireplace w/ floor to ceiling custom masonry facing and raised hearth.
Dining room corner niche with internal lighting.

