

Classic Homes

313 Brooks Drive, Nevada Lakes, Nevada, TX. 75173

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WWW.Classichomestx.com

Upgraded Interior Features

- One Story, 1755 Square Feet Living Area
- 3 Bedrooms, Breakfast Nook, Formal Dining
- 2 Car Garage – Side Entry
- 2 Full Baths
- Family Room with Wood Burning Fireplace w/brick and stone
- Master Bedroom with 10 Ft. Slopped Ceiling
- Granite Kitchen Countertops
- Ceramic Tile Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 30 inch Staggered Solid Wood Cabinets
- Kitchen Bar Top
- Wood Flooring in Entry
- Ceramic Tile Breakfast Nook and Kitchen
- 1st Upgrade Carpeting w/ half inch pad in Family Room
- Ceramic Tile Laundry Room
- Abundant Walk In Closets Throughout
- Beautiful Marble Corner Garden Tub
- Tiled Master Shower
- 1st Upgrade Carpeting in All Bedrooms
- ½ inch Pad with Carpeting
- Rounded (Bull Nosed) Corners
- Archways in Formal Areas
- Brushed Nickel Light Fixtures and Door Hardware
- Maytag Appliances - Stainless Steel
- Sweater box in Master Closet
- Wood Flooring in Dining

Upgraded Exterior Features

- 80 % Brick Exterior w/ Stone Accent on Front
- Large Front Porch
- Garage – Side Entry
- Concrete Driveway
- 100% OSB Exterior Sheathing on Walls
- Tyvek Housewrap
- 30 Year Dimensional Shingles
- 14 SEER Trane Air Conditioning Unit
- 2X6 Exterior Walls
- Foam Encapsulated Insulation Package
- Framing Bolted to Foundation, (Engineered Post Tension)
- Hurricane Clips in Roofing
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Designer Fiberglass Front Door
- Landscape Package Included
- Sodded – Front & Sides W/ Sprinkler System
- Covered Porch
- Covered Patio

This Custom Built Homes is on ½ Acre in a Quiet, Serene Country Community. It is also Located in the Highly Recognized Community School System

\$ 169,800

*Builder reserves the right to make changes in plans and specifications without notice
Corporate Office * 544 Hubbard Circle * Nevada, Tx 75173 * (972) 843-6200 * (972) 853-2904 fax
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Revised 03/16/2011