

# Classic Homes

**SPEC 2190 – LOT9-B**

**4274 Paige Dr. \* Caddo Mills, Texas 75135**

## ***Standard Interior Features***

- One Story – 9' Plate
- All Electric
- Open Concept Kitchen/Living Area
- 3 Bedrooms, 2 Baths, Study 2 Car Garage – Side Entry
- 5 ½" Craftsman Style Base Boards
- Family Room with Wood Burning Fireplace with Custom Craftsman Style Mantel
- Granite Countertops in Kitchen and Bath's Squared Edge's
- Square White Sinks in Bathrooms
- Custom 8x5 Island with Decorative Legs
- 3x6 Subway Tile for Kitchen Backsplash
- Stainless Steel Under mount Sink with Pullout Faucet
- Beautiful 36" Staggered Squared Flat Panel White Shaker Style Cabinets
- Built in Stainless Steel Whirlpool Appliances
- Programmable Thermostat
- Level I Ceramic Tile in Utility and All Bathrooms
- Level I Hardwood in the Entry, Study, Hallways, Kitchen, Nook and Great Room
- Abundant Walk In Closets Throughout
- Beautiful Garden Tub
- Oversized Master closet with Utility Room access
- Custom 4x6 Shower in Master
- Level II Carpeting in All Bedrooms and bedroom closets
- ½ inch Pad with Carpeting
- Vaulted Ceiling in Living Room through Kitchen
- Brushed Nickel Lighting Fixtures, Door Hardware and Plumbing Fixtures
- 50 Gallon Heat Pump Hot Water Heater
- 2" Faux Wood Blinds

## ***Standard Exterior Features***

- 80% Brick Exterior w/ Stone Accent on Front
- Craftsman Style Elevation with Two Tone Paint on Trim and Shake Shingles
- Concrete Drive
- Garage Door Opener
- 100% OSB Exterior Sheathing on Walls
- Tyvek House-wrap
- 30 Year Dimensional Shingles
- 14 SEER Carrier Air Conditioning Unit
- 2X6 Exterior Walls
- Foam Encapsulated Insulation Package
- Framing Bolted to Engineered Post Tension Foundation
- Hurricane Clips in Roofing
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Aerobic Septic System
- Alarm Trim and Key Pad
- 4 Cable Drops and 4 Telephone drops
- 6ft Knotty Alder Entry Door
- Standard Shrub Package
- 8000 square feet of Sod – (1 1/2) Acre Lot
- 8 Station Sprinkler System – (1 1/2) Acre Lot

*This Custom Built Home is on 11/2 Acre in a Quiet, Serene Country Community. It is also located in the Highly Recognized Caddo Mills School System*

***\$285,900.00***

*Builder reserves the right to make changes in plans and specifications without notice*  
*Corporate Office \* 4634 FM 6 \* Caddo Mills, TX 75135\* (903) 903-2000 \* (903) 527-2005 fax*  
***Revised 07.17.17***