

Classic Homes

6040 Pin Oak Court – Lot 6, Oak Creek Estates, Royse City TX

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Upgraded Interior Features

- One Story, 2267 Square Feet Living Area
- 4 Bedrooms
- Formal Dining Room
- 2 Baths – (1) Jack and Jill
- Living Room with Wood Burning Fireplace, Stone to Ceiling with Custom Mantle
- Master Bedroom with 10 Ft. Sloped Ceiling
- Crown Molding in Entry and Dining Room
- Granite Kitchen Countertops
- Travertine Kitchen Backsplash
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets
- Oversized Custom Kitchen Island
- Programmable Thermostat
- Level I Hardwood Flooring in Living Room, Dining Room and Entry
- Level I Ceramic Tile in Kitchen, Utility and Baths
- 2nd Upgrade Carpeting in All 4 Bedrooms
- ½ inch Pad with Carpeting
- Beautiful Over-sized Master Shower
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze Electrical Fixtures, Door Hardware, and Plumbing Fixtures
- Whirlpool Electric Appliances – Stainless Steel
- Large Walk-in Master Closet
- Sweater Boxes in Master Closet
- On Demand Hot Water Heater

Upgraded Exterior Features

- 90% Brick Exterior w/ Stone Accent on Front
- 2 Car Garage – Side Entry
- Concrete Driveway
- 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
- Covered Porch and Covered Patio
- (2) Exterior Electrical Plugs
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Designer Stained Knotty Alder Wood Door
- Landscape Package Included
- (2) Hose Bibs
- 8 Station Sprinkler System
- 8000≠ Sod
- 30 amp service for future Shop

This Custom Built Home is on 1.5 Acres in a Quiet, Serene Country Community. It is also located in the Highly Recognized Royse City School System

CUSTOM PRICING TO BE GIVEN

*Builder reserves the right to make changes in plans and specifications without notice
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