

# Classic Homes

*SPEC KRE2160*

*4790 FM 6 Lot 3*

*Kelly Ranch Estates*

*Sylvia Smith (972) 843-6200 or (214)284-2490 (cell)*

[WWW.ClassicHomesTX.com](http://WWW.ClassicHomesTX.com)

## **INTERIOR FEATURES**

- One Story, 2160 Square Feet Living Area
- All Electric Home
- 3 Bedrooms, Study, Breakfast Nook, and Formal Dining Room, 2 Full Baths with Linen Closets
- Family Room with 42" Wood Burning Fireplace, Stone to Ceiling w/ Custom Mantle
- Master Bedroom with 10 Ft. Sloped Ceiling
- Granite Kitchen and Bath Vanity Countertops
- Stone Under Counter-top
- Built-in Microwave and Oven and Built in Glass Cook-Top
- Can Lighting in Kitchen
- Can Lighting in Living Room
- Can Lighting in Master Bedroom
- Travertine Kitchen Backsplash
- Trash Pullout in Kitchen
- Laundry Cabinets
- Gooseneck Kitchen Faucet
- 10 inch Stainless Steel Sink with Pullout Faucet
- Beautiful 36 inch Staggered Solid Wood Cabinets
- Programmable Thermostat
- 1<sup>st</sup> Level Ceramic Tile in Breakfast Nook, Kitchen, Foyer, Utility Room and Bathrooms
- 1<sup>st</sup> Upgrade Wood Flooring in Entry, Dining Room, Family Room and Hallways
- Master Shower with Seat
- Jetted Tub with Heater
- 1<sup>st</sup> Upgrade Carpeting in All Bedrooms
- ½ inch Pad with Carpeting
- Rounded Bull Nose Corners
- Archways in Formal Areas
- Oil Rubbed Bronze Lighting Fixtures and Door Hardware
- Upgraded 5 ½ " Base Board throughout home
- Whirlpool Appliances - Stainless Steel
- 2" Faux Wood Blinds
- 50 Gallon Electric Water Heater

## **EXTERIOR FEATURES**

- 80% Brick Exterior w/ Stone Accent on Front
- 2 Car Garage – Side Entry
- 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
- Oversized Covered Porch and Covered Patio
- Low-E Energy Efficient Vinyl Windows
- 100% Seamless Gutter System
- Knotty Alder Front Door
- 6 Station Sprinkler System
- 6000sf Sod
- Landscape Package

*This Custom Built Home is on 1½ Acres in a Quiet, Serene Country Community. It is also located in the Exemplary Caddo Mill's School System*

**\$ 275,800.00**

*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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