

Makena Custom Builders

Standard Features

Foundations & Framing

- Post-Tension slab engineered by Texas licensed engineer
- All exterior / interior wall framing 16" on centers
- Engineered framing with 1 1/8" sub floor on second floors
- Pre-pour inspections by engineer

Interior Features

- Dramatic open spaces and expansive ceilings
- Custom cabinets from Harbinger Fine Custom Cabinetry
- Custom radius wall corners
- Aged bronze custom door hardware
- 8' solid interior doors 1st floor. 2nd floor per plan
- Double crown molding T.B.D. per plan
- 42" direct vent fireplace with remote lighting
- Cast stone fireplace surrounds
- Art niches of your choice pre-construction
- Travertine or wood floors throughout
- 8" spread faucet packages to choose from
- Generous lighting allowance
- Cantera stone columns per plans
- Bedrooms blocked and wired for ceiling fans
- Upgraded carpets with 1/2" pad to choose from
- Elongated toilets in all baths

Kitchen Features

- 42" raised panel cabinets
- Full extension drawer guides

- Your choice of custom decorative hardware for all cabinets
- Generous appliance allowance
- Level II granite with several edges to choose from
- Custom tile backsplashes
- Double under mount stainless steel or farm sink with single pull-out faucet

Exterior Features

- Separate filtered water faucet
- 3/4" horsepower disposal
- Pot filler faucet over cook-top
- Exterior Features
- Double custom iron front doors
- Lifetime composition shingles per plan
- Stucco with brick or stone accents per plan
- Low E double pane vinyl or aluminum windows
- Insulated garage doors with belt drive openers
- Exterior keypads outside of garage
- Spacious garages, painted and finished per plan
- Stained wood ceiling on covered porches
- Accent lighting

Master & Secondary Baths

- 8" spread oil rubbed bronze fixtures all baths
- Ceramic tile floors & surrounds in all Baths
- Frameless shower door in all baths
- Custom cabinets in Master
- Raised Whirlpool drop-in tub in master bath
- Double shower head in master bath
- Walk around shower in master per plan

Energy saving Features

- R-38 Insulation in Ceilings
- R-22 Insulation in Sloped Ceilings
- R-13 Exterior walls

- Tech Shield Radiant Barrier sheathing for roof decking
- Tyvek Home Wrap
- 16 SEER Air Conditioning system
- Security system with 3 digital keypads and 1 motion detector
- Structured wiring package for home, internet, and surround sound
- Energy-saving gas water heaters per plan
- Poly-sealed bottom plates and exterior openings

HighTech Wiring & Equipment

- Custom intercom system
- Custom hide-a-hose central vac system
- Custom engineered 5.1 surround sound wiring

Landscaping

- Custom landscaping, sod front and rear with sprinkler system
- Generous landscape package
- Programmable sprinkler system
- 4 hose bibs for full coverage

To learn more about Makena Custom Builders, please visit their website at

<https://www.makenacustombuilders.com/>.

** Note - The features listed above reflect the builder's advertised standard specifications and are intended to showcase the exceptional quality and craftsmanship that defines each home. As with any truly custom home, the current owner may have selected alternative finishes, upgrades, or modifications during the building process. Actual features, materials, and specifications of this home may vary from those described. We encourage all interested buyers to schedule a personal tour to fully appreciate the unique details and upgrades this home has to offer. All information is deemed reliable but not guaranteed.*