



# Parc Cunningham

## FACTS & FEATURES DARE TO COMPARE

### EXTERIOR TOUCHES

- Reclaimed mix of Clay Brick
- Anderson Windows\*
- Hardi-plank crown details
- Lifetime Timberline HD Architectural Shingle
- Full stucco/stone facades\*
- Full gutter system
- Cedar garage door (selections available) with exterior keypad
- Community Lighting on dusk/dawn photocell
- Individual sprinkler systems
- Mahogany exterior doors throughout
- Custom mahogany front door (selections available)
- Composite patio flooring\*
- Breathtaking views towards the Galleria

### INTERIOR TOUCHES

#### Miscellaneous

- Elevator ready design (framing and wiring ready)

#### Millwork

- Double crown moulding at kitchen, dining, living, study and owner's retreat
- 8" base and 3-1/2" casing throughout
- All windows picture framed\*
- Custom modular master closet system\*
- 1-3/4" Solid-core shaker panel interior doors\*
- 8 ft. doors on first and second floors\*
- Iron spindle with wood rail (selections available)
- Solid Oak stair treads, painted wood risers
- Slat board hanging system in garage

#### Cabinetry

- Brandom custom fabricated cabinets
- Dovetail drawer boxes w/ anti-slam glides & European hinges
- 9'6" tall cabinets with glass transoms at Kitchen
- Specialty finish at Kitchen Island
- Multiple accessory options available

#### Appliances

- Thermador/Bosh Stainless Package
  - 36" French Door Refrigerator
  - 36" 6 Burner Gas Range

- Stainless Chimney Venthood (wood options available)
- Built-in Microwave
- High Efficiency Dishwasher

#### Electrical

- Multiple control/automation systems available
- 2 exterior cameras locations standard
- Surround sound & House audio standard
- Full security system including 2 keypads
- 28" Structured wiring box
- Rocker switches/ decora outlets
- Recessed cans & fans in all bedrooms\*

#### Flooring

- Distressed wood flooring at all living areas, city room and master retreat
- Solid wood treads with painted risers
- Tile at all wet locations
- Carpet in secondary rooms

#### Selections (Countertops, Tile, Plumbing, Lighting, Hardware, Paint)

- Pre-selected Designer packages to choose from for convenience or Allowances provided to select custom
- Granite in all vanity locations
- Tile to the ceiling in all showers/tubs\*
- Frameless shower enclosures
- Name brand American made plumbing and lighting fixtures to choose from

#### ENERGY EFFICIENCY

##### Insulation

- Enclosed attic system with Open Cell Foam
- Blown-in Batt insulation (BIBS) in walls
- Open Cell Foam at all band joists and cold floors
- Batt sound insulation in between all floors and in sensitive walls (powder, utility, master suite)\*
- Advance framing to allow more thermal break surface than traditional framing

##### Equipment

- 16 Seer Carrier HVAC (zoned separately for every floor)\*
  - 98% Efficient 2-Stage Furnace
  - Honey well touch screen Wifi Programmable thermostats\*
  - Return airs (not jumpers) in all bedrooms for better balancing\*
  - Whole house media filter\*
  - Warranty: 10 parts/ lifetime heat exchanger
- Humidity sensing vent fans in master bath and utility\*
- Energy-star (80 cfm) vent fans throughout
- Sound reduction rubber pads under A/C condensers on balconies
- Navien tankless hot water heater
  - 96% efficiency
  - Pre-heat smart technology
  - (2) Stainless Steel heat exchanges for less corrosion
  - Warranty: 1 labor/5 parts/ 15 yr heat exchanger
- CPVC water lines (not PEX)

- ¾" water lines supplies to master shower and kitchen island for more volume

#### Rating/Testing

#### THIRD PARTY TESTING (in addition to City required inspections)

- Concrete cylinder testing on foundation
- Elongation testing on foundation cables
- Engineer Inspections at Foundation/Windstorm/Frame
- Exterior Flashing/Envelope Inspection
- Stucco Lath Inspection
- Insulation and HVAC rough Inspection (before cover)
- Duct blaster to ensure sealed HVAC system
- Blower door to ensure envelope seal and verify HERS Rating
- Borate termite treatment with a \$1 Million Warranty\*

\*Cunningham Signatures