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**2108 Geneva Court, Castroville, TX 78009**

## **HIGHLIGHTS**

- **Awesome Location on the Medina River!**
- **2567 Square Feet Living Area per Plans! .41 Acre Lot!**
- **4 Bedrooms, 3 Full Bathrooms, Oversized 2-Vehicle Garage!**
- **100% Masonry (Stone & Stucco) Exterior!**
- **30-Year Standing Seam Metal Roof!**
- **10' Ceilings throughout home with step-ups to 12' in Family Room and Master Bedroom!**
- **Custom Alder Front Cabinets with Full Plywood Construction and Soft-Close Hinges**
- **3cm Granite Countertops in Kitchen, Bathrooms, Utility Room, and Outdoor Kitchen**
- **Outdoor Kitchen and Fireplace on Covered Back Patio**
- **Oil-Rubbed Bronze Plumbing, Door, and Cabinet Hardware**
- **Stained Concrete Floor in all Common Areas**
- **Ultra-Plush Carpet in Bedrooms**
- **All Interior Walls are Insulated in addition to Exterior Walls**
- **8 Foot Doors**
- **5 1/4 inch Base**
- **Crown Molding**
- **Large Bedrooms, 11'x14' or Better**
- **Energy Efficient Construction and HVAC Equipment**
- **MVISED**
- **10 Year Insurance Backed Warranty**
- **Kitchen Appliances Included**

NEW CUSTOM HOME on MEDINA RIVER FRONT LOT in Castroville! Super floorplan on this 4 bedroom 3 bathroom home with dining room off of the gorgeous custom kitchen and a study off of the main entry. Home is very well appointed with 10' ceilings, custom cabinets, granite counters, 8' doors, stained concrete floors, jetted tub! Kitchen appliances included! Enjoy picturesque views of the Medina River and the surrounding countryside from the OUTDOOR KITCHEN or while sitting next to the OUTDOOR FIREPLACE or deck. This professionally designed home must be seen to be fully appreciated, no detail has been overlooked!

## EXTERIOR

- **Exterior:** 100% Masonry (Stone & Stucco with Elastomeric Paint)
- **Front Door:** 8' Solid Alder wood door with half-lite, arched, decorative frosted glass
- **Other Exterior Doors:** Steel insulated doors (2) with full lite glass and internal blinds
- **Foundation:** Engineered, Certified & Inspected steel rebar foundation with 3000 psi concrete. Front Porch, Rear Covered Patio, and Garage are part of Foundation pour
- **Four (4) Exterior Water Faucets** for easy access from all sides of home
- **Flatwork:** Broom finished driveway and walkways
- **Framing:** On-site conventional framing, walls at 16" on center
- **Garage Doors:** 8' insulated steel back garage doors with operators and remotes
- **Outdoor Fireplace:** Factory-built, wood-burning fireplace with gas starter. Full Stone Front, floor to ceiling, with Stone Mantle
- **Patios:** Large covered Back Patio with Outdoor Kitchen, Fireplace, and Ceiling fan. Private access from Master Suite. Elevated wood deck off of patio. Front and Back Patios are stained concrete with a Rock Salt Finishes
- **Poly-sealant:** Non-toxic expanding foam on exterior doors, walls, base plates, windows
- **Roof:** 30-Year Standing Seam Metal
- **Stucco:** 3-step process for exterior application using Portland cement and 2/5 lathing with elastomeric paint
- **Windows:** Insulated double-paned, vinyl-clad, tilt-sash windows with Low-E glass for energy efficiency
- **Yard:** Front yard is landscaped with Flower Beds and fully sodded with Bermuda grass

## INTERIOR

- **Baseboards:** 5-1/4" painted base throughout
- **Header Straps:** Included at all doors and windows to reduce shifting in framing
- **Cabinets:** CUSTOM Solid Alder raised panel wood fronts with soft-close hardware on all doors and drawers and built with full plywood construction. CUSTOM pull out shelving in lower doors, Pull-out Spice Racks, and a Wine Rack!
- **Cable:** Wiring run to Family Room, Study, All Bedrooms, Back Patio, Utility Room, and Garage
- **Ceilings:** 10' throughout home with step ups to 12' in Family Room and Master Bedroom. Family Room has decorative wood beam accents
- **Ceiling Fans:** (7) Ceiling fans w/light kits; All Bedrooms, Family Room, Study, and Back Patio
- **Flooring:**
  - **Stained Concrete** in Foyer, Hallways, Kitchen, Dining Room, Study, All Bathrooms, and Utility Room
  - **Plush carpet with 1/2" 8# pad** in All Bedrooms and Walk-in Closets
- **Corners:** Rounded
- **Dining Room:** Spacious, Off Kitchen, Oil-rubbed Bronze Chandelier
- **Doors, Hardware:** Oil-rubbed Bronze hinges and hardware with lever handles

- **Doors, Interior:** Tall 8', 6-panel doors
- **Floor Plug:** One in Family Room
- **Freezer Plug:** Dedicated freezer plug in garage
- **Front Door:** 8' Solid Alder wood door with half-lite, arched, decorative frosted glass
- **Gas (propane):** Furnace, Water Heater, Fireplace, and Patio Grill
- **Garage:** Oversized Garage 23'-10" (long) x 20' (wide). Textured, Painted, and Wall Base. Dedicated plug and Ice Maker Connection for Refrigerator. Wired for Cable. Insulated Garage door
- **Interior Designer:** Professional design services were contracted by Builder
- **Light Switches:** Rocker light switches throughout
- **Lighting:** 24 recessed can lights, 6 interior ceiling fans with light kits. Rear security flood light.
- **Linen Closets:** 3 at convenient locations throughout home
- **Oversized Secondary Bedrooms:** 14'x11' or better! 1 Bedroom has Study Nook with a built-in desk and shelving
- **Paint:** Enamel for the Trim, Interior Doors and 2 coats for Walls and Ceilings
- **Plumbing:** Plumbed for Water Softener. All water lines in home utilize PEX tubing
- **Thermostats:** 2 Programmable thermostats
- **Utility Room:** Stained concrete floor with drop for Washer & Dryer and Floor Drain, Laundry Sink, Huge Granite Countertop with tons of Storage Cabinets and Open Shelving
- **Walk-In Closets:** In every bedroom! Large with Extensive Shelving, Shoe Boxes, and Convenient Plugs
- **Water Lines:** Insulated water lines on exterior walls
- **Wiring:** All copper wiring; 200 AMP service; Arc-fault circuit breakers

## BATHROOMS

- **Hardware:** All custom Oil-rubbed Bronze bath hardware
- **Master Bath:** Stained Concrete floor. Full Custom tile walk through shower with 2 wall-mounted shower heads plus a rain head above! Built in tile ledges and seat. Private water closet with a built-in literature rack, and elongated commode
- **Master Bath Counters:** 42" tall with Granite countertops and dual under mount sinks, Built-in Medicine Cabinets, Wood framed mirror
- **Powder Bath:** Designer cabinets with sink, stained concrete floor, full bathroom with walk-in shower, Built-in Medicine Cabinets, Wood framed mirror, elongated commode
- **Secondary Bath:** Jack and Jill bathroom. Granite countertops with under mount sinks, Stained Concrete floors, Jetted tub/shower combo, Built-in Medicine Cabinets, Wood framed mirror, elongated commode

## KITCHEN

- **Cabinets:** 42" custom raised panel uppers with crown molding and finished end panels
- **Appliances:** Stainless Steel appliance package. Refrigerator with icemaker connection, Dishwasher, Oven, Microwave and 36", 5-Burner Gas cook top

- **Countertops:** 3 cm Granite with Carbon fiber under mount sink and Garbage Disposal included
- **Plumbing Fixtures:** Oil-rubbed Bronze Faucet, and Soap Dispenser. Includes matching Pot Filler at Cooktop
- **Eating Bar:** Counter-height with granite countertop
- **Floors:** Stained concrete
- **Pantry:** Walk-in pantry with automatic light, and wood shelving

## **SAFETY & SECURITY**

- **Security Deadbolts:** on all exterior doors
- **Security System:** installed on all operable windows & exterior doors; 1 keypad
- **Smoke Detectors:** installed in all Bedrooms and other areas per code

## **ENERGY EFFICIENCY**

- **Cooling & Heating:** 1 unit; 16 SEER Carrier unit; 2 programmable thermostats
- **Guarantee:** 2 year heating & cooling cost guarantee provided by independent Energy Rater
- **Roofline Insulation:** Spray foam in the rafters, R-20
- **Exterior Wall Insulation:** 3-1/2" blown-in Batts, R-13
- **Doors, Exterior:** 8' steel insulated exterior doors
- **House Wrap:** to prevent moisture from penetrating into home and for added energy efficiency
- **Water Heater:** 1 gas unit, 50 gallons
- **Windows:** insulated double-paned, vinyl-clad tilt-sash windows; low e-glass for energy efficiency

## **QUALITY ASSURANCE & WARRANTY**

- **Pre-Closing walkthrough and new homeowner orientation**
- **2-10 Year Warranty**
- **30 day walkthrough**
- **11 month walkthroughs**
- **24 Hour Emergency Service**
- **2 Year manufacturer's warranty on all of the following: Plumbing Fixtures, Light Fixtures, Appliances, Water Heaters**