

# *Casa Bella*

## STANDARD FEATURES

### *Exterior*

- ◆ Quality Brick Construction
- ◆ 20-Year Fire Retardant Composition Shingle Roof
- ◆ Landscaped Front Yard
- ◆ Fully Sodded Front & Side Yards
- ◆ Six-Foot Wood Privacy Fence
- ◆ Entry Porch Light
- ◆ Lighted Concrete Patio
- ◆ Exterior Weatherproof Outlets - Front and Rear
- ◆ Divided Light Front Windows
- ◆ Steel Two Car Garage Door
- ◆ Pre-Wire for Garage Door Opener
- ◆ Two Exterior Water Faucets
- ◆ Post Tension Engineered Foundation

### *Interior*

- ◆ Luxurious Wall-to-Wall Carpeting with ½” Pad
- ◆ Wood Accent Mantle
- ◆ Electronic Security System
- ◆ Pre-wired for TV in Family Room and all bedrooms
- ◆ Pre-wired for Phones in Kitchen, Family Room and all Bedrooms
- ◆ Pull Down Attic Access Stairs
- ◆ Designer White Cabinets in all baths
- ◆ Smoke Detectors
- ◆ Raised Ceilings
- ◆ Decorator Lighting in Dining Room and Breakfast Nook
- ◆ Vanity Wall Mirrors With Built in Medicine Cabinet
- ◆ Polished Chrome Faucets
- ◆ Ceiling Fan with Décor Lighting in Family Room

Prices are subject to change without notice. All square footage approximate. MRL Construction, L.P. reserves the right to revise specifications and dimensions without notice or obligation. Flooring, appliances, room sizes, windows, roofs, ceilings and exteriors may vary. © 2002-2004 MRL Construction, L.P.

01/04

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## STANDARD FEATURES

### *Energy*

- ◆ High Efficiency Insulation Package
- ◆ Fiberglass Insulation Material
- ◆ Double Pane Thermal Windows
- ◆ Energy Efficient Water Heater
- ◆ Airtight Poly sealant on Exterior Walls, Doors & Base Plates
- ◆ Efficient Heating & Air Conditioning System
- ◆ Energy Efficient Heat Pump and Condenser Units
- ◆ Job Installed Weather Stripping and Thresholds at Exterior Doors
- ◆ R-22 in Sloped Ceilings
- ◆ R-30 in flat Ceilings
- ◆ R-13 in Exterior Walls
- ◆ Insulated Exterior Doors
- ◆ ¼" Thermoply Sheathing
- ◆ Security System \*
- ◆ Roof Vent System

### *Kitchen*

- ◆ Major Brand Appliances
- ◆ General Electric -White Multi-cycle Dishwasher
- ◆ General Electric - White Refrigerator \*
- ◆ General Electric - White Electric Range
- ◆ Furniture Finished Kitchen Cabinetry
- ◆ No Wax Vinyl Flooring
- ◆ Designer Vinyl Flooring Selection
- ◆ Spacious Pantries
- ◆ Stainless Steel Kitchen Sink with Double Compartment
- ◆ Decorator Laminated Countertops with 4" Backsplash
- ◆ High Capacity Food Disposal unit
- ◆ Quality Washerless Faucet
- ◆ Water line for Ice Maker

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01/04

*Elegant Master Suite*

- ◆ Spacious Walk-in Closets
- ◆ Chrome Fixtures in Master Bath
- ◆ Phone Outlet in Master Suite
- ◆ Cable TV Outlet

*Bedrooms & Bathrooms*

- ◆ Overhead Lighting
- ◆ Luxurious Cultured Marble Vanities
- ◆ Carpet & Vinyl Flooring
- ◆ Bedrooms Blocked and Wired for Ceiling Fans

*Additional Features*

- ◆ All Copper Plumbing and Wiring
- ◆ Underground Utilities
- ◆ Full 12 Month Builders Warranty
- ◆ 10-Year Structural Warranty \*
- ◆ Post Tension Engineered Foundation

*Optional Features Available*

- ◆ Full gutter System
- ◆ Security Key Pad in Master Bedroom
- ◆ Security Key Pad in Front Entry
- ◆ Luxurious Upgraded Wall-to-Wall Carpeting
- ◆ Ceiling Fans in Secondary Bedrooms
- ◆ Fireplace
- ◆ Fireplace Glass Doors
- ◆ Fireplace Gas Logs
- ◆ Programmable Thermostat

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*Living Areas*

- ◆ Ceiling Fans W/Light Kits
- ◆ Raised Ceilings
- ◆ Custom Crafted Hand Painted Wood Mantels
- ◆ Wood Burning Fireplace in various plans \*
- ◆ Glass with Brass Trimmed Fireplace Doors \*
- ◆ Elegant Light Fixtures
- ◆ Dramatic Window Design
- ◆ Polished Brass Hardware
- ◆ Fully Carpeted
- ◆ Textured Ceilings
- ◆ Textured Walls with Custom Finish
- ◆ Flat Panel Interior Doors
- ◆ Pre-wired for TV and Telephone

*Quality Construction / Safety*

- ◆ Window Screens at all Window Openings
- ◆ All Bedrooms Blocked for Ceiling Fans
- ◆ Pre-Wired for Garage Door Opener
- ◆ Insulated Exterior Metal Doors
- ◆ Engineered Post Tension Foundations by Registered Engineer in State of Texas
- ◆ Concrete Walks and Drives
- ◆ 20-Year limited Warranty on Shingles
- ◆ All Copper Electrical Wiring
- ◆ All Construction Meets or Exceeds FHA Standards
- ◆ Pre-Wired for Alarm
- ◆ Smoke Detectors in all Bedrooms, Hall & Living Room

**\* Available as an Option**

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01/04