

Vacation

Home Builders, Inc.

CUSTOM HOME FEATURES

Available in
THE VILLAGES of CEDAR POINT



*Time is the essence, memories are the map, but
it is our family that is the measure of our lives*

Phone: 936/646-6767 Fax: 936/646-7970
corporate@vacationhomebuilders.com www.vacationhomebuilders.com

IDEAL KITCHENS

- Appliance package for the chef in the family includes a cook top (per plan), self-cleaning built-in oven, microwave and dishwasher
- Custom quality oak or maple accented cabinetry
- Elegant crown moulding on kitchen cabinetry
- One Touch faucet with pullout vegetable sprayer
- Westinghouse Reverse Osmosis drinking water system: a convenient, cost effective way to improve the taste, odor & clarity of water which produces "Bottle Quality" water at your sink
- Attractive ceramic tile backsplash adds beauty to function
- Beautiful ceramic tile flooring in kitchen, breakfast area and utility room offers durability and low maintenance for quick clean-ups
- Convenient spice rack in pantry adds function and storage
- Recessed can lighting
- Convenient laundry area with custom shelves and rod
- Choice of accent wall paint
- Choice of Dupont Corian, granite or Silestone countertops in kitchen

DRAMATIC INTERIORS

- Windows, Windows, and more Windows
- Beautiful designs with extensive use of raised ceilings, arches, niches, columns and plant shelves complement the flexibility of our homes
- Dramatic entries with your choice of tile or hard wood floors
- Choice of interior paint colors add your own personal touch
- Elegant stairways with oversized stained handrail
- Oversized baseboards throughout first floor
- Rounded sheetrock corners throughout the home softens the look of interiors.
- Fluted and crowned custom wood casing on front entry door (per plan)
- Arched, raised panel interior doors
- Nickel finish door hardware
- Choice of plush, soil resistant carpet with quality pad
- Choice of designer accent paint in kitchen, breakfast area, master bath and powder room
- Wide variety of wall and ceiling textures
- Art and entertainment niches
- Modern recessed lights throughout (per plan)

OUR COMMITMENT

Vacation Home Builders is nationally recognized as builders and designers who far exceed the standards required by the Texas Residential Construction Commission or the State of Texas. Our principal builder has obtained the highest accreditation available as a "Graduate Master Builder" (GMB) and is also NAHB accredited as an "Aging in Place" (CAPS) and "Active Adult Housing Specialist" (CASSH).

In addition to the professional designations above, we were among the first firms in the United States specializing in Development/Design/Building to be certified under the stringent guidelines of the National Association of Home Builders as a "Green Professional" (CGP).

Our philosophy of building has always incorporated Universal Design as we believe homes should be easier to visit and live in while still using cutting edge architecture to blend seamlessly into the design.

The entire development process starting with site planning through design and construction of your new home, utilizes advanced materials, technology, equipment and techniques to promote cleaner air and a healthy environment inside your home. We employ resource efficient materials to achieve comfortable, safe and sustainable buildings, while providing lower operating costs through intelligent energy management techniques.

SUITE DREAMS

- Satine plumbing fixtures in master bath and powder room for a timeless look
- Separate glass-enclosed shower with tile surrounds (some plans)
- Tile seat in some shower enclosures
- Elongated commode in master and powder room
- Separate master water closet
- Elegant vanity tops with sinks in master and secondary baths
- His & Hers Hi-Lo vanities in master bath (per plan)
- 12 x 12 ceramic tile surrounds in master bath
- Ceramic tile throughout the master bath area
- Pedestal sink in powder room creates a classic look (per plan)
- Hardibacker® ceramic tile backing for added strength, durability and moisture protection (designated areas)
- Walk-in closets (in designated areas)
- Raised ceilings in master closets with seasonal storage (per plan)
- Custom built shoe rack in master closet
- A/C vent(s) in master walk-in closet

CLASSIC EXTERIORS

- Exciting choice of exterior elevations ranging from tropical to classic, most featuring wide covered front and rear porches maximizing your views and allowing you to entertain in the “Outdoor Living Room”
- James Hardie® masonry siding, soffit and fascia which are termite and flame resistant
- Superior 30 year architectural grade shingles
- Insulated garage doors
- Garage door openers with two transmitters
- White framed, divided light windows for added architectural interest (in designated areas)
- Picket fenced front yard for added privacy on many plans

AVAILABLE UPGRADES

- + Lush Landscape Packages
- + Lawn sprinklers fed directly from lake
- + Custom boathouses



COMFORT & ENERGY

- Homes built to meet stringent Energy Star® requirements
- Homes built according to the requirements of the GHBA Green Building Initiative to improve energy efficiency and protect the environment
- Attractive, double-pane, Low-e windows & doors provide energy efficiency and lower utility costs
- High performance media air filter cleans air more efficiently than standard fiber filters
- Foam insulation assuring air seal
- All interior walls insulated for quietness
- Insulated duct work for HVAC System
- 14 SEER high efficiency air conditioning system(s)
- All copper electrical system
- Programmable comfort center thermostat maximizes home comfort year round
- Energy seal on all air infiltration areas
- Superior quality reversible ceiling fan with light kit in family, kitchen and all bedrooms
- Pex® plumbing system maintains water quality, is more energy efficient and results in reduced maintenance and greater reliability
- High efficiency energy saving water heater(s)
- Standard connections for electric clothes dryer and washer
- Surround Sound pre-wired in great room
- Smoke detectors throughout (including all bedrooms)

AVAILABLE UPGRADES

- + Multi-zoned HVAC System with air exchange
- + Two stage heat pumps
- + Solar Panel Roofing
- + Automatic Insect Control System
- + Tankless Water Heaters

EXTRA TOUCHES

- Flexible designs allow you to customize to fit your lifestyle, limited only by building codes, deed restrictions, your budget and imagination
- 10 year Home Warranty
- Fully installed alarm system with optional monitoring for peace of mind
- Engineered, certified and individually inspected foundation
- All homes 3 stage rated by third party inspector
- Engineered flooring system reduces floor noise caused by joist shrinkage
- Plywood tongue and groove sub-floor on two story plans: nailed, glued and screwed
- Home Office connection (two phone lines and one coaxial) in data area or study simplifies home networking abilities
- State-of-the-art RG 6 Digital ready coaxial cable quad shield for satellite dish and high-speed internet in great room and all bedrooms
- State-of-the-art CAT5 advanced wiring for communications and home entertainment on all phone lines
- Pre-wired for phone in kitchen, family room, game room, study, and all bedrooms (per plan)
- Return air bypass in every closed room
- Two holiday lighting outlets at soffit with separate switch
- Fluorescent light in garage
- Bora-Care Insect & Mold pre-treatment

*COME BUILD
YOUR CHILDRENS'
MEMORIES*



Vacation Home Builders, Inc., will be continually providing you with the best possible home designs and features. In doing so, Vacation Home Builders, Inc. reserves the right to make additions, deletions and/or modify the available features without notice. Features displayed in our models may or may not be included as standard features. 03/08