



7 Ketchum Ct, Angleton, TX 77515 | (979) 849-5612
www.heritagehomestx.com

Plan Name: Jackson

Lot: Golden Glen Subdivision, Block 1, Lot 58

Address: 3216 Birkhill Ct, Bay City, TX 77414

Description: 3 Bedroom, 2 Bathroom, 2 Car Garage
~1690 sq. ft. living

Selling Price: **\$175,500**

3/18/10

EXTERIOR:

- Low maintenance Boral™ brick** (4 sides)
- Hardiplank™ fiber cement siding and trim**
- 30-year Owens Corning™ Dimensional shingles
- Sherwin Williams™ durable exterior paint
- Front coach lighting**
- Heavy duty 25ga Windload steel garage door w/ opener and remotes
- Fully sodded front, side, and rear yard
- Front landscaping package
- Front gutters
- Rear covered porch
- 4' street sidewalk

ENERGY SAVERS:

- R-30 ceiling insulation (Rockwool™ blown-in/batting combination)
- R-15 Rockwool™ blown-in exterior wall insulation
- Roof ridge ventilation system
- Radiant barrier on roof decking
- Energy efficient double-pane Low-E windows
- High efficiency Lennox™ 14 SEER A/C unit
- High efficiency gas furnace
- 40-gallon gas hot water heater

INTERIOR:

- Large painted casing and base trim throughout
- Closets with wooden rods and shelving**
- Sherwin Williams™ durable interior paint
- Raised-panel doors
- Custom built bookshelves
- Stain resistant frieze carpet w/ pad
- Ceramic tile flooring in entry and laundry room
- Laundry room with custom built-in cabinets and rod
- Electric and gas dryer connections
- Bull nose sheetrock corners
- Ceiling fan w/ light kits in all bedrooms and family room
- Brushed nickel hardware, fixtures, and lighting
- Hardwired smoke detectors w/ batter back-up
- TV cable in all bedrooms and family room
- Garage fully finished w/ trim and custom shelving

KITCHEN:

- Custom built cabinetry w/ upgraded hidden hinges
- Upgraded granite counter tops
- Double under mount stainless sink
- Delta™ kitchen faucet w/ sprayer
- Ceramic tile flooring
- Custom tile backsplash
- Stainless steel Frigidaire™ dishwasher
- Stainless steel Frigidaire™ electric range
- Disposal
- Stainless steel Frigidaire™ microwave w/ vent hood
- Pantry**
- Ice maker connection for refrigerator
- Gas connection for range

BATHS:

Master Bath:

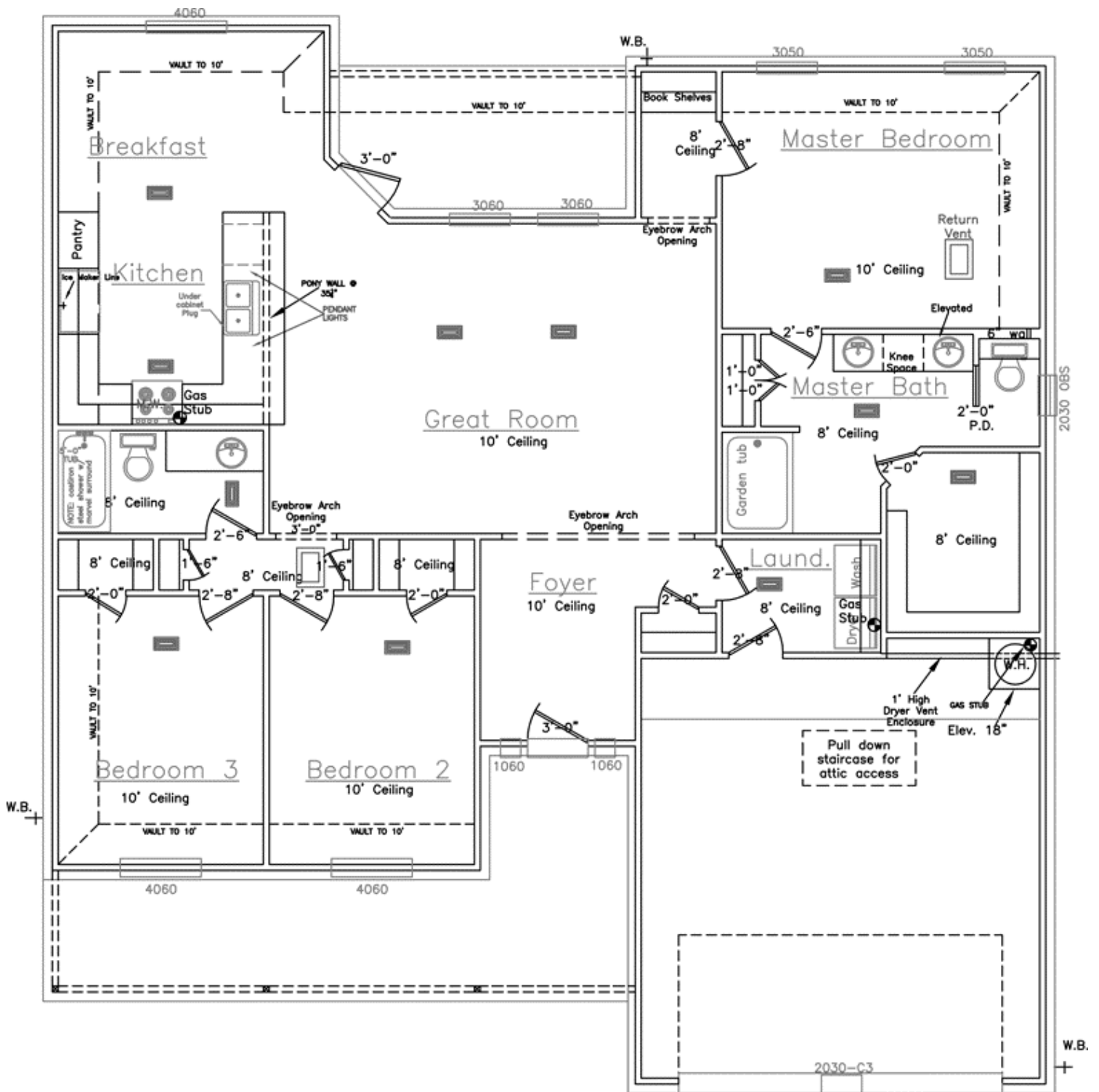
- Custom built cabinetry w/ upgraded hidden hinges
- Cultured marble vanity**
- Marble garden bathtub/shower combination
- Ceramic tile flooring
- Delta™ faucets
- Elongated toilet
- Master closet w/ built-ins, shelving & stained rods

Secondary Bath

- Custom built cabinetry w/ upgraded hidden hinges
- Cultured marble vanity
- Delta™ faucets
- Cast iron bathtub/shower combination w/ tile surround
- Ceramic tile flooring
- Elongated toilet

MISC. CONSTRUCTION FEATURES:

- Meets Texas Windstorm protection standards
- PEX Plumbing
- Copper electrical wiring
- 150 amp electrical service
- All studs, joists, & rafters on 16" center
- 2-year mechanical warranty*
- 1-year workmanship warranty*
- 10-year structural & foundation warranty*



The Jackson

1690 sq. ft. living



Prices, plans, and specifications subject to change without notice or obligation. All dimensions are approximate. Floor plans, room sizes, exteriors, and standard features may vary based on material availability or other construction variables.