NEW HOME CONSULTANT
Holly McGowen
(832) 615-2922 Cell Phone

Community: Lexington Heights
Model: 12396 Lexington Heights Drive, Willis, TX 77318

12039 Noble Heart Drive
Willis, TX 77318

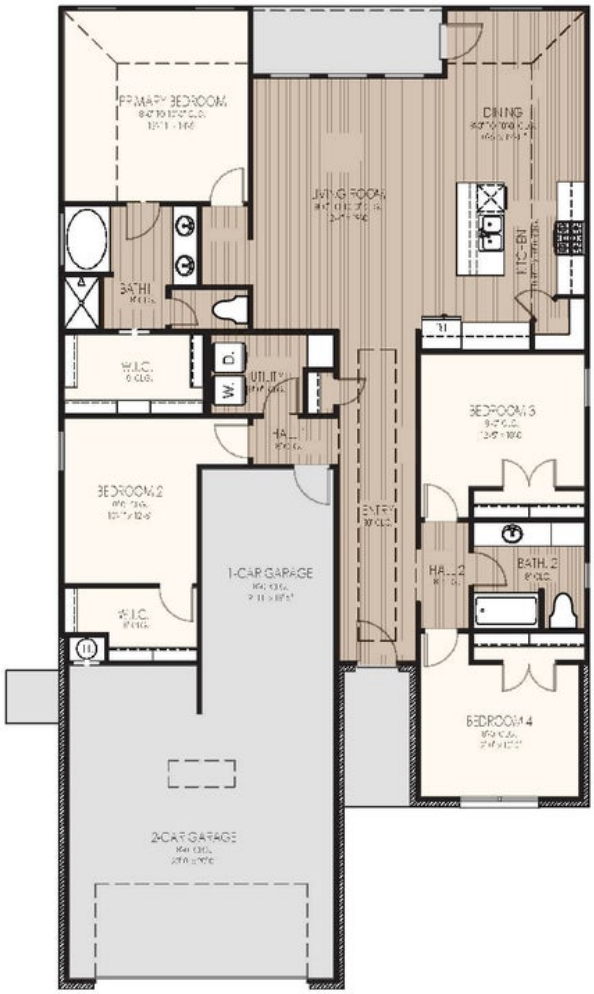
HOME PRICED AT

$353,890

Price and availability are subject to change without prior notice. Accurate as of May 20, 2024.

From the Wellington Collection

Floor Plan: Morgan
Square Feet: 1,908 (m.o.l.)
Bedrooms: 4
Bathrooms: 2.0
Garage: 3 Car



The availability and/or features of this plan are subject to change without prior notice. Price of this plan will vary at different communities. Please contact our New Home Consultant for details and available homes with this plan.

Included Features

Address: 12039 Noble Heart Drive **Price:** $353,890
Collection: The Wellington Collection **Floor Plan:** Morgan
Square Feet: 1,908 (m.o.l.) **Bedrooms:** 4 **Bathrooms:** 2.0 **Garage:** 3 Car

Construction / Plumbing / Electrical / Mechanical

30-year 130 MPH rated shingles
Electric dryer connection in utility room
Expandable AquaPEX tubing and connectors for water lines
Enhanced Post-Tension Foundation designed and inspected by a 3rd party engineer
Kitchen Exhaust Vented to the Outside
Exterior 2 x 4 stud-grade lumber walls (16" on center)
Structural Framing Members designed and inspected by a 3rd party engineer
15.2 SEER electrical central air conditioning (homes with finals after 1/1/ 2023)

Bathroom

Quartz countertops in all baths
Choice of Luxury Vinyl in hall baths
Tiled showers in all bathrooms up to ceiling
Step-Down Shower Floor with cut tile in Primary Bath
Full-extension drawer glides with soft close cabinet doors and hardware
Schluter® Systems Waterproof membrane system behind every tub and shower wall
Full-Height, Full-Overlay Cabinets with Choice of Brushed Nickel, Chrome, or Matte Black Cabinet Hardware included
Delta®, or equal, bathroom faucet
Light included in Primary Bedroom showers
Over-toilet cabinet included in Primary water closet
*Schluter-KERDI Shower System behind all shower walls
Garden Tub with Integrated skirt and choice of tile splash in Primary Bath
Choice of Brushed Nickel, Chrome or Matte Black Hardware for Plumbing Fixtures and Bath Hardware
Fiberglass shower pan with choice of tile and glass door with towel bar that matches paper holder in primary bath (homes permitted after 06/01/24)

Inspections / Engineering

HERS Index energy efficiency rating performed twice by 3rd party licensed inspector (every home is tested; score varies per plan & home permit date)

Energy-efficiency

Roof Ventilation system
R-38 blown-in insulation in attic
80% Rheem water heater (homes permitted after 06/01/24)
Radiant barrier roof decking keeping your attic up to 30 degrees cooler
Polycel caulking around windows, doors and joints (energy efficient caulking package)
Gas furnace for heating
Low-E glass with Argon Gas, tilt-in vinyl windows
R-15 blown-in insulation in external walls; excluding garage
NFA-calculated roof ventilation to keep air circulating evenly throughout the attic

Safety

Taexx® Pest Control Tubes ran throughout home
OSB exterior walls with 10-year DUPONT TYVEK HOMEWRAP warranty
Hurricane Straps on each rafter that secure perimeter walls to rafters/roof
3rd Party Inspection of Foundation Engineering and Framing Placement and Execution
Anchor bolts that secure perimeter walls to foundation
Taexx® Borate Pest Treatment with Pest Control Tubes ran throughout home
Kwikset door hardware, including Smartkey functionality at all exterior doors
Hardwired-Combo Carbon Monoxide/Smoke Detectors used throughout home with battery backup

Exterior Finishes

Covered back patios (vary per plan)
2 Woodford freeze-proof exterior water spigots
Composite Shutters and/or accents (vary per plan)
Video Doorbell with Free Storage and Playback Data Feature
Guttering on front elevation (vary per plan)
Brick exterior with James Hardie® siding and trim
Minimum of 2 exterior waterproof electrical outlets

Warranties

Builder's limited one-year warranty
HomeTeam Pest Defense Termite warranty
Manufacturer's limited 30-year shingle warranty
30 year limited warranty on James Hardie® siding and trim (starts after 9/1/23)
RWC New Home limited 10-year warranty
Manufacturer's limited appliance warranty
Manufacturer's limited heating & cooling units warranty

Buyer's Initials _____ **Buyer's Initials** _____ **Seller's or its Representative's Initials** _____

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Due to constant updates and revisions of our plans, your home may vary slightly from the designs features here. Please consult your New Home Consultant for details.

Included Features

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Interior Finishes

LED lighting throughout
Occupancy Sensor at Utility Room
Extended rod and shelf at utility room
Ecobee® Programmable, Wifi-Enabled, Thermostat
Choice of Brushed Nickel or matte black door knobs throughout
Garage walls to be textured, painted with Trim and casing throughout
4 1/4" paint grade crown molding included in entry, dining, living room and kitchen (per plan)
Raised 10' ceiling in living areas and Primary bedrooms (trays 9') (on certain single story plans)
Smart Light Switches with WIFI connectivity at Garage Coach, Porch, Entry Hall and Master Bedroom (4 switches total)
5 1/4" baseboards throughout
3 1/2" paint grade casing throughout
Insulated entry door (panel style may vary)
Garage Door Opener with 2 Remotes and Wifi Connectivity
1 USB Combo outlet in Primary Bedroom (homes permitted 01/01/2023)
All bedrooms and bedroom closets with cut loop berber carpet with 1/2" 6 lb pad
Choice of Luxury Vinyl Throughout main area, entry, kitchen, dining, hall bathrooms, and hallways.
Ceiling fans in living room and primary bedroom (Box rated and wired for ceiling fans in all other bedrooms)
Full Light Fixture package including vanity lights, dining room chandelier, kitchen island pendants, ceiling fans and bedroom lighting available in either brushed nickel, chrome or matte black.

Kitchen

1 USB Combo outlet in Kitchen
Samsung® stainless steel dishwasher
Water line for refrigerator icemaker
Delta® kitchen faucet in choice of finish
WIFI oven integrated with the Samsung® range
Under cabinet lighting included throughout kitchen
Choice of undermount sink, or stainless apron-front sink
4 burner Samsung® Stainless Steel Gas Range with integrated Griddle
1/3 horsepower sink garbage disposal with push button activation on countertop
Full-Overlay, Frameless, Factory-finished cabinets with 36" uppers, crown moulding, light rail, and choice of cabinet hardware standard
3 cm quartz kitchen countertops
Cabinet included above refrigerator
Motion Sensor light in Panty (per plan)
Tile Backsplash included throughout kitchen
Choice of pendants at kitchen island (per plan)
Occupancy light fixture installed at Pantry (per plan)
Trash pull-out included at kitchen sink (varies per plan)
Over-the-range stainless steel Samsung® microwave with exterior venting
Full-extension drawer glides and soft close cabinet doors included throughout home

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