



LILY GRACE HOMES

206 Pecan Street Roanoke TX 76262

4 Beds | 4 Full Baths | 2 Car Garage | Study | .69 Acres | 3099 sq ft

Offered at \$1,415,000



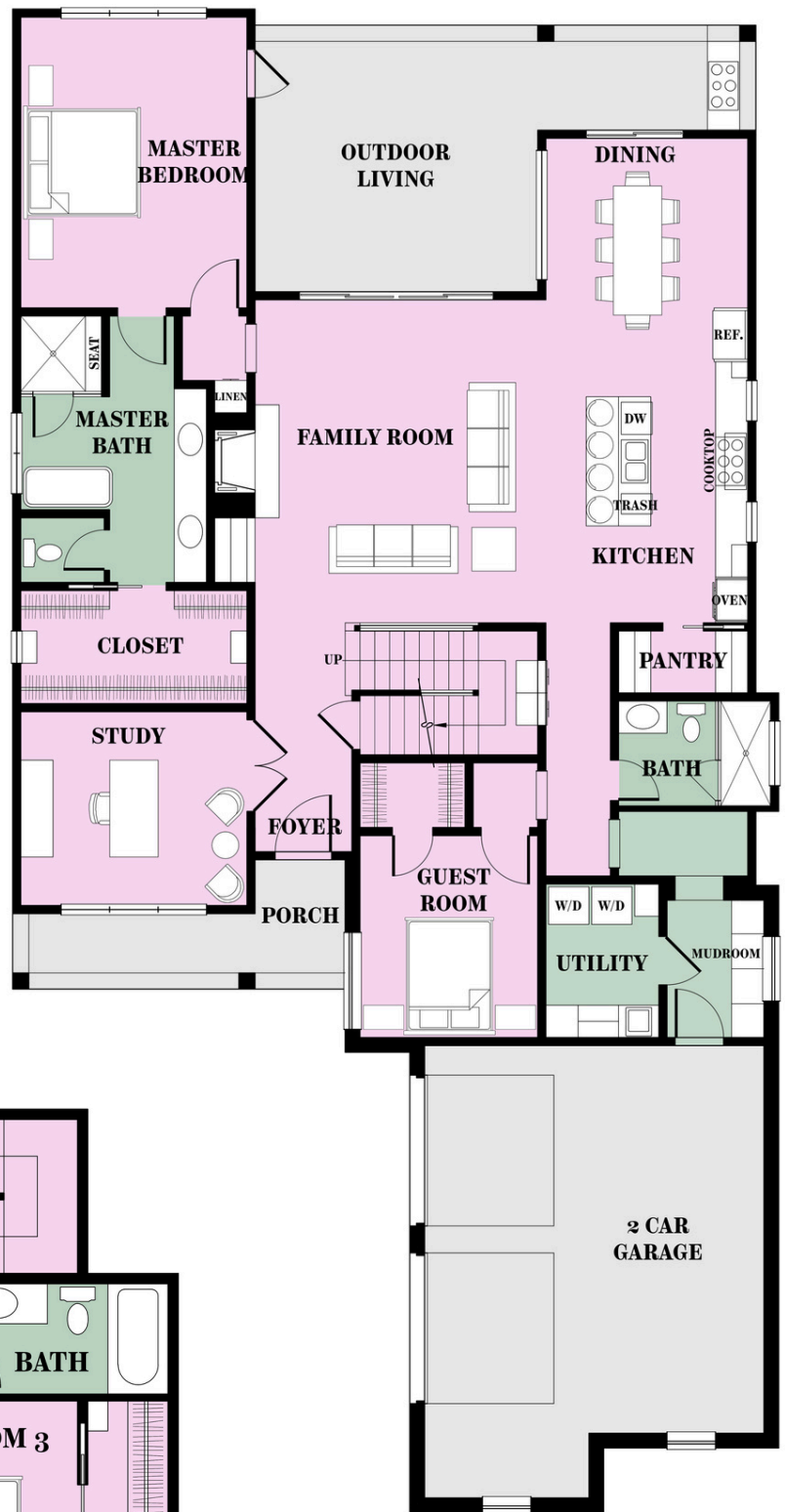
Images are artistic renderings for illustrative purposes only. Actual home selections, colors, finishes, and details may vary.



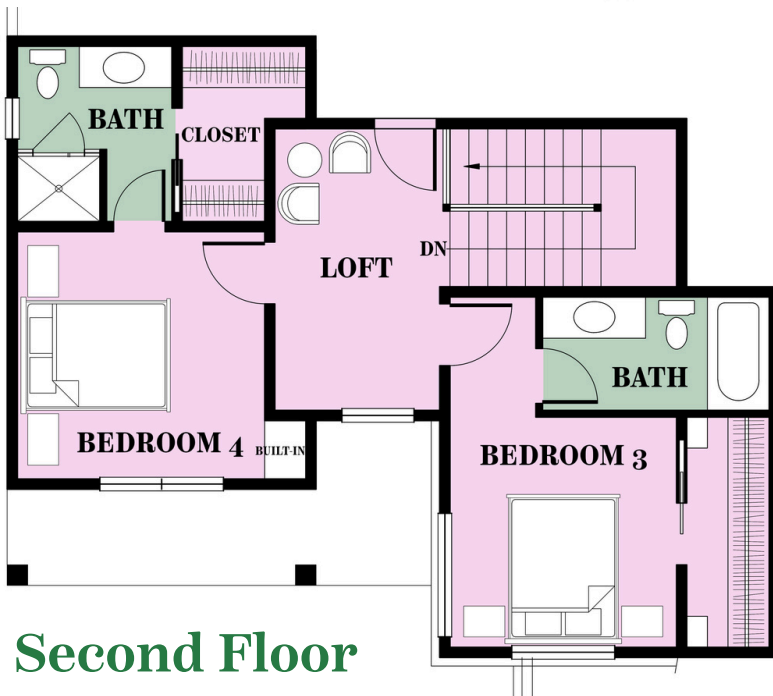


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First Floor Living	2373 SF
Second Floor Living	726 SF
Outdoor Living	617 SF
Total Living	3716 SF

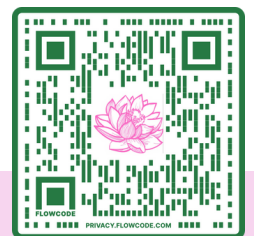


First Floor



Second Floor

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Offered Features*

Interior Details

- **7 ½" wide European white oak engineered wood floors throughout the first floor.**
- Modern designer selected tile flooring at utility, mudroom, and bathrooms.
- High quality plush carpet with 1/2" 5lb pad
- 10' ceilings - first floor with 11' ceiling at family
- 8' 1-panel shaker doors throughout home.
- **Hand-trowel drywall texture.**
- Fine orange peel in utility, mudroom, and secondary bed/bathrooms.
- Square drywall corners on interior corners.
- Sherwin-Williams® interior paint.
- Décora rocker light switches.
- Ceiling fan in owner's suite and outdoor living. Blocked and wired in secondary bedrooms.
- Custom selected Visual Comfort lighting.
- 42" fireplace w/ custom cast stone surround w/ mantle
- Modern black interior door handles and hinges.

Energy Efficiency

- LED bulbs throughout (per plan/fixture)
- **Full- Foam encapsulation, including foam insulated garage.**
- 17-SEER-rated Heat Pump Inverter HVAC system
- Ecobee programmable smart Wi-Fi enabled thermostat.
- Interior tankless water heater.
- Quality double-pane vinyl insulated Low-E windows
- 8' Insulated overhead garage doors.

Kitchen

- **Custom site finished stained white oak cabinets.**
- Stainless steel undermount sink.
- Delta® champagne bronze faucet.
- High capacity 1/3 horsepower kitchen garbage disposal
- **Spacious walk-in pantry with cabinetry and shelving.**
- Oversized island with seating and pendant lighting.
- Modern designer selected finishes.
- Level 1 granite at butler's pantry
- Kitchen appliance package:
 - Bosch 36" gas dual fuel range
 - Bosch 24" stainless steel dishwasher
 - Sharp built-in microwave and trim kit
 - Bosch 36" french-door stainless steel refrigerator
 - Wood custom vent hood with built-in liner
 - Ice-maker connection to refrigerator

Quality Construction

- PEX water supply lines.
- Engineered post-tension slab.
- Onsite built construction, 2nd floor truss system.
- **Structural inspection by 3rd party engineer.**
- ZIP wall system.
- 1-year builder's limited warranty.
- 10-year limited structural warranty.
- 2-year mechanical warranty.



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Offered Features*

Owner's Bathroom

- **Custom site finished stained white oak cabinets.**
- Taj Mahal quartzite square edge countertops.
- Modern designer selected tile finishes.
- Recessed shower niche.
- Free standing soaker tub.
- Delta champagne bronze (gold) plumbing fixtures with coordinating accessories.
- Frameless mirrors.
- Cabinet above commode.
- Elongated comfort height commodes.

Exterior Details

- Custom 42" 4-lite shaker panel painted front door.
- **2- 8' Sliding patio doors for indoor/outdoor living.**
 - at Family - 11' wide door
 - at Dining - 6' wide door
- **Oversized outdoor living area.**
- Plumbing and electrical prepped for outdoor kitchen.
- Immense backyard.
- Coach lights per plan.
- Brick masonry per plan.
- James Hardie® cementitious siding
- Broom finished rear patio, driveway, and walkways.
- Certaineed Landmark series shingles.
 - 10-year SureStart protection
 - 15-year 110 MPH wind warranty
- LiftMaster® garage opener with one remote per door and Wi-Fi ready.
- Mailbox per city and USPS standard.
- Professional landscape package at front yard and partial back yard.

Secondary Bathrooms

- Custom site finished paint grade cabinets.
- Delta® plumbing fixtures (finishes vary).
- **Modern designer chosen tile and countertop finishes.**
- Recessed niche (at walk-in showers).
- Cast-iron tub (per plan)
- Frameless mirrors.
- Elongated comfort height commodes.

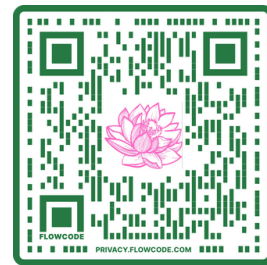
Technology & Additional Items

- Security system.
- AV system pre-wired.
- Voice and data outlets pre-wired in all rooms.

0.69 Acre Lot

Call, Text or Click

(682) 337-1121



www.lilygracehomes.com



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