



LILY GRACE HOMES

208 Pecan Street Roanoke TX 76262

4 Beds | 4 Full Baths | 2 Car Garage | Study | .69 Acres | 3474 sq ft

Offered at \$1,450,000



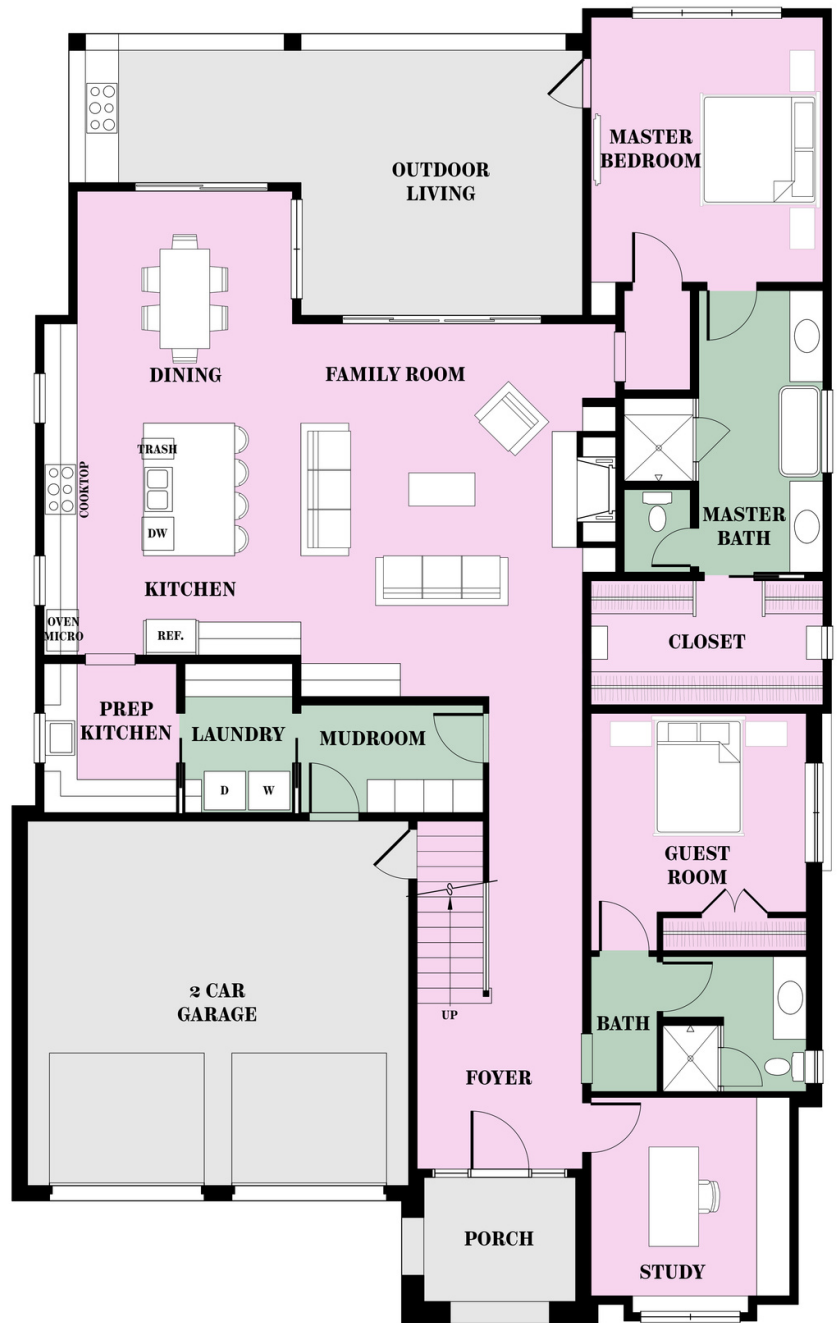
Images are artistic renderings for illustrative purposes only. Actual home selections, colors, finishes, and details may vary.



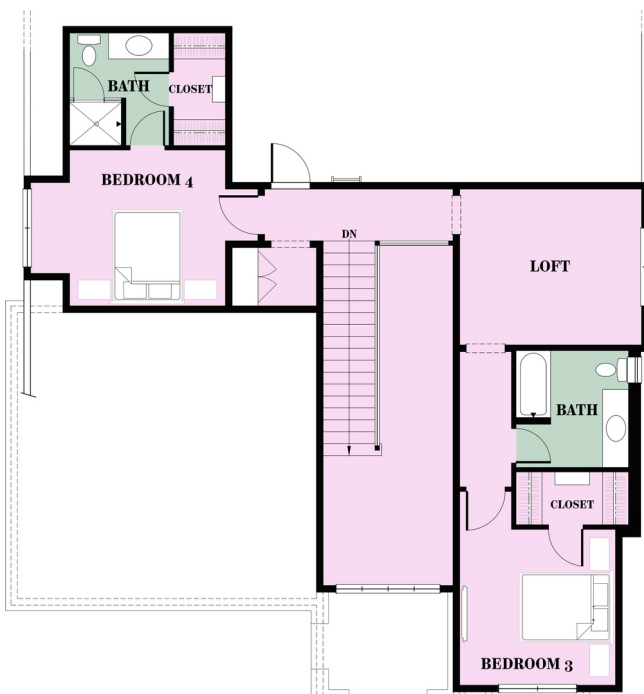
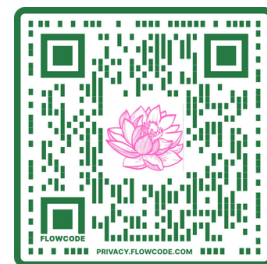


LILY
GRACE
HOMES

First Floor Living	2490 SF
Second Floor Living	984 SF
Outdoor Living	415 SF
Total Living	3889 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 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 marble surround
- 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 paint-grade and stained white oak cabinets.
- Stainless steel undermount sink.
- Delta® oil rub bronze faucet.
- High capacity 1/3 horsepower kitchen garbage disposal.
- **Spacious walk-in pantry with sink, cabinetry and shelving.**
- Oversized island with seating and pendant lighting.
- Modern designer chosen finishes.
- Kitchen appliance package:
 - Bosch 36" gas cooktop
 - Bosch 30" double wall oven
 - Bosch 24" stainless steel dishwasher
 - Whirlpool 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® matte black plumbing fixtures with coordinating accessories.
- Frameless mirrors.
- Cabinet above commode.
- Elongated comfort height commodes.

Exterior Details

- Custom 42" mahogany front door with flemish low-e 6-panel glass with (2) 24" mahogany flemish low-e glass sidelites.
- **2- 8' Sliding glass patio doors for indoor/outdoor living.**
 - at Family - 11' wide door
 - at Dining - 8' wide door
- **Oversized outdoor living area.**
- Plumbing and electrical prepped for outdoor kitchen.
- Immense backyard.
- Coach lights per plan.
- Stone masonry per plan.
- James Hardie® cementitious siding.
- Broom finished rear patio, driveway, and walkways.
- Certainteed 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

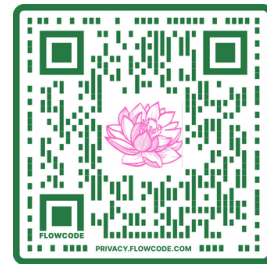
- Custom site finished paint grade cabinets.
- Delta® plumbing fixtures (finishes vary).
- **Modern designer selected tile and countertop finishes.**
- Recessed niche (at walk-in showers).
- Cast-iron tub (per plan).
- Frameless mirrors.
- Elongated comfort height commodes.

Technology & Additional Items

- Security system.
- Audio/Visual 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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