



1262 SMOKY LOOP

Offered at **\$929,900**

Completion Date: JUNE 2025

1.04 ACRE LOT w/ TREES & PRIVACY!!!

AMAZING COMMUNITY AMENITIES!!!

2,983 SqFt 4 BDRM 3.5 BATH 3 Car Garage w/ Texas Truck BayTM

Study, Large Covered Patio, 12' wide Kitchen Island, 45" Gas Fireplace w/ Remote, Wood Beams at Family Room, Spacious Pantry, Mud Room, Upgraded Landscape Package, Pass-through Laundry, Pre-plumbed for an Outdoor Kitchen, Covered Front Porch, Powder Bath access to Backyard for Entertaining and more!

Featured Inclusions

- 42" wide Factory-stained Front Door
- 36" Bosch® Gas Cooktop
- Custom Rangehood
- Texas Truck BayTM featuring 10' wide x 8' Tall Garage Door & 23' deep space
- Pre-plumbed for future Outdoor Kitchen
- Laundry Room sink
- 12' Kitchen Island w/ pendant lighting
- Bosch® Undercounter Microwave drawer
- 45" Direct Vent Gas Fireplace w/ Remote
- Bosch® Double Ovens w/ Convection
- 8' Tall insulated Garage Doors w/ Openers & Remotes
- Matte Black fixtures & hardware
- Rainshower head and tiled bench seat at Primary Bath
- 67" Interquatic® Regal freestanding tub
- Extremely durable and water-proof Mohawk® RevWood Plus flooring at Main Living areas and Primary Bedroom
- Single basin silgranit sink at Kitchen
- Rectangular sinks at Baths
- 50 Amp Car Charger Outlet at Garage
- Exterior Flood Lights
- Additional exterior outlets around home
- 300 AMP Elec Service to Home to provide for future needs *i.e.* Pool & Jacuzzi
- Energy efficient, space saving Tankless Gas Water Heater w/ continuous flow of Hot Water
- In-Wall Pest Control tube system
- Sound Insulation at Bathrooms & Laundry
- Huber ZIP System® exterior wall sheathing
- 8' Tall Interior 6-panel "Riverside" doors
- Quartzite & Granite countertops throughout
- Painted & Stained Kent Moore® cabinetry w/ 42" uppers & full extensions drawers
- Covered Patio ceiling fan w/ remote
- Black exterior windows
- Floor outlet at Family Room
- Framed mirrors at Baths
- J-Box to backyard on Switch for Yard lighting
- 6 Exterior Carriage lights on Z-Wave switches
- 5-1/2" baseboard & 3-1/2 door trim
- Heater in Primary Bathroom to keep warm
- Ceiling Fan at Covered Patio
- Ceiling Fans at Family Room & All bedrooms
- Kwikset® Halifax Lever style door hardware
- 30-yr dimensional shingle roofing w/ Ridge ventilation & metal roof awning accents
- Radiant Barrier roof decking & R-38 Blown-in attic insulation



*Must use Preferred Lender & Close with-in 30 Days. All information (including, but not limited to prices, availability, incentives, floor plans, site plans, features, standards and options, assessments, and fees, planned amenities, programs, conceptual artists' renderings, and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale and all dimensions are approximate. All trademarks, product names, brands, and logos remain the property of their respective holders and are used only to directly describe the products offered. Please see a sales associate for details and additional disclaimers. 2/05/24

Additional Inclusions

- Shaver height vanities
- Pre-plumb for water softener
- Painted wood shelving w/ stained wood rods
- Elongated commodes w/ dual button flush
- Delta® plumbing fixtures
- Smoke & carbon monoxide detectors per code
- Drought tolerant Zoysia grass w/ metal lined mulch beds & stone planter beds
- Irrigation system w/ rain & freeze sensor
- RevWood Plus flooring in extended entry, kitchen, primary bedroom & hallways
- Painted wood window sills
- Modern style Decora rocker light switches
- Motion sensor light switch at Pantry

Energy Savings Features

- Rheem® Tankless Gas Water Heater for efficient, continuous hot water
- Radiant Barrier roof decking
- 15.2 SEER2 Carrier® HVAC w/ Puron
- Double Pane LowE windows that tilt-in for easy cleaning
- R38 Blown-in Attic insulation over Living areas; R13 exterior Wall insulation
- R-8 A/C Ductwork
- MERV 11 media filtration
- AprilAir® Fresh Air intake system for enhanced air quality
- Digital programmable thermostat
- Long lasting 3000K LED lighting
- ENERGY STAR® labeled appliances
- 1.28 Gallons per flush commodes

Technology & Security

- Security system including 2gig Edge Touchscreen Panel, motion detector, one siren, and wired perimeter doors
- Video Camera doorbell & Smart Keypad Front Door access
- Fiber pathway from Demarc to Attic to NCC
- Wi-Fi enabled garage door openers
- 7 Cat6 ethernet drops & 2 RG6 cable drops
- 30" NCC OnQ panel for structured wiring w/ Cat6 & RG6 service feed lines
- In-wall conduit Hi/Lo TV prep at Family Room, Primary Bedroom & Covered Patio
- Post closing meeting w/ HomePro Rep for Smart Home & Security introduction

Construction Standards

- Stick framing w/ no finger-jointed lumber or pre-paneled structures
- Studs treated w/ Borate spray for termites
- Huber ZIP System® wall sheathing w/ integrated air and water-resistive barrier for moisture and air protection
- Engineered and inspected post-tension slab
- Engineered Frame & Lateral Bracing designs
- Finished Garage w/ texture, paint & trim
- 30 yr dimensional shingle roofing w/ drip edging
- Ridge ventilation at roof and perforated soffit ventilation surround
- Cement Fiber exterior board & batten & trim
- 3rd Party stage Inspections by Informed Building Consultants
- Polycel sealant at exterior openings
- PEX Plumbing lines
- Hardie® Backer cement board w/ mold block technology at showers
- 1 YR Workmanship limited warranty; 2 YR Mechanical & 10 YR Structural Warranties
- 3 stage buried aerobic septic system
- 2-Year Septic Service Plan through Block Creek

Preferred Lenders



Konni K Williams

Mortgage Loan Consultant | NMLS# 1955647

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Apply Now: kwilliams.firstunitedteam.com

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Member FDIC | Equal Housing Lender | NMLS# 400025

For more information on this home or our **Build On Your Lot** program, contact:

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