

Near to 181

Spectrum Fiber

No M.U.D. Tax!

1.70% Tax Rate



254 FIREWHEEL LOOP

\$629,000



Ready Now

\*Title Policy Paid + \$15,000 Closing Cost Incentive

**2,674 SqFt    4 BDRM    3.5 BATH    3 Car Garage    1.01 Acre Homesite**

***Study, Wood Beams at Ceiling, Spacious Pantry, Mud Room, Landscape Package, Pass-through Laundry w / Sink, Double Vanities at Master Bath and more!!!***

## Featured Inclusions

- 8' Tall Contemporary Wood Front Door stained from factory
- 8' Tall Garage Doors
- Insulated Garage Door
- 36" Whirlpool® Electric Cooktop
- Laundry Room sink
- Whirlpool® Oven
- Insulated Garage Doors w/ Openers & Remotes
- Matte Black fixtures & hardware
- Oversized Primary Shower w/ bench seat
- Wood tile flooring at Main Living areas & Primary Bedroom
- Single basin SS sink at Kitchen
- Rectangular sinks at Baths
- Car Charger Outlet at Garage
- Exterior Flood Lights
- Two 50-Gallon Water Heaters
- Pendant Lights over Kitchen Island
- Mud Room cabinetry
- Hi-Lo TV Prep at Primary Bedroom & Family Room
- Huber ZIP System® exterior wall sheathing
- 8' Tall Interior "Riverside" style Doors
- Quartz & Granite countertops throughout
- Painted cabinetry w/ 42" uppers, full extensions drawers, Soft-close Drawer Glides and Hinges
- Framed mirrors at Baths
- 4 Carriage lights at front
- 5-1/2" baseboard & 3-1/2 door trim
- Shaver height vanities
- Upgraded Landscaping package
- Kwikset® Halifax Lever style door hardware
- Ceiling Fans at Family Room & All bedrooms
- Ceiling Fan at Covered Patio
- Extra can lighting throughout w/ metal roof accents
- 30 yr dimensional shingle roofing
- Ridge ventilation at roof & perforated soffits for air flow through attic
- Painted Wood window sills
- 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 Fraire Homes or Greyhaven Homes associate for details and additional disclaimers. 2/2/2025

## Additional Inclusions

- Pre-plumb for water softener
- Painted wood shelving w/ stained wood rods
- Elongated commodes
- Moen® matte black plumbing fixtures
- Smoke & carbon monoxide detectors per code
- Drought tolerant Bermuda grass w/ mulch beds and 2 oak trees w/ bubblers
- Irrigation system w/ rain & freeze sensor
- Wood tile flooring in family Room, extended entry, kitchen, powder room,
- Modern style Decora rocker light switches

## Energy Savings Features

- 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-6 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 a 7" Touchscreen IQ Panel, one interior siren, and wired perimeter doors
- Fiber pathway from Demarc to Attic to NCC
- Wi-Fi enabled garage door openers
- 6 Cat6 ethernet drops & 2 RG6 cable drops
- 30" NCC OnQ panel for structured wiring w/ Cat6 & RG6 service feed lines
- Motion Detector prewire
- In-wall conduit TV prep at Family Room & Primary Bedroom
- Post closing meeting w/ a BSG 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
- Finished Garage w/ texture, paint & trim
- 30 yr dimensional shingle roofing w/ drip edging
- Ridge ventilation at roof and perforated soffit ventilation surround
- James Hardie® exterior board & batten & trim
- 3rd Party stage Inspections by Burgess Construction Consultants
- Polycel sealant at exterior openings
- PEX Plumbing lines
- Hardie® Backer cement board w/ mold block technology at showers
- Blower Door and Duct Blaster testing & inspection
- 1 YR Workmanship limited warranty; 2 YR Mechanical & 6 YR Structural Warranties
- 3 stage buried aerobic septic system
- 2-Year Septic Service Plan through Luna Environmental



**Konni K Williams**

Mortgage Loan Consultant | NMLS# 1955647

cell 830-560-6126

[konni.williams@firstunitedbank.com](mailto:konni.williams@firstunitedbank.com) |

**Apply Now:** [kwilliams.firstunitedteam.com](http://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:

**Thad Walker | 210.686.3130**  
[twalker@greyhavenhomes.com](mailto:twalker@greyhavenhomes.com)