

~ DISTINGUISHING FEATURES ~

EXTERIOR CHARACTER

- Standing seam metal or barrel tile roof
- Full house gutters
- Cast stone address block
- Carriage House garage doors
- Accent soffit lighting or coach lights (per plan)
- Flagstone porches and patios
- Pebble finish walks and drives
- Generous landscaping allowance
- Wrought iron fence

FINE LIVING AREAS

- Spacious open floor plans
- 12' Ceilings in foyer, gallery, living, dining, kitchen, breakfast and master, 10' ceilings remainder
- 8' Solid core, 2-panel arch top interior doors throughout
- Choice of oil rubbed bronze, satin nickel or antique nickel levered interior door handles and hinges
- Crown moulding in foyer, gallery, living, dining, kitchen, breakfast, utility, master, study, all baths
- Porcelain/ceramic tile floors in foyer, gallery, formal dining, living, kitchen, breakfast, utility, all hallways and all baths
- Special ceiling treatments
- Custom wall features and art niches
- Rounded corners everywhere except windows

ADDITIONAL REFINEMENTS

- Granite counter tops with under mounted sinks in kitchen, master bath and secondary baths
- Granite counter tops in utility room with drop-in sink and pullout faucet
- Choice of Moen oil rubbed bronze or brushed nickel plumbing fixtures with matching bath accessories in master, secondary and powder room baths
- Furniture piece or floating vanity sink in powder room
- 42" Fireplace with gas logs, wall switch, custom designed surround - combination rock and brick
- Ceiling fans in living, master bedroom, secondary bedrooms, study, utility, covered patios

- Recessed lighting in living, kitchen, master bedroom and bath, hallways, covered patios
- Wood floor in study (per plan)
- Water softener
- Complimentary professional decorator assistance

MASTER RETREAT AND BATH

- Stepped ceiling treatment
- Built-in chest of drawers (per plan)
- Jacuzzi tub with deck-mounted high arc faucet
- Choice of 3 custom shower packages
- Walk behind shower with drying area and tile seat (per plan)

SIGNATURE KITCHEN DESIGNS

- Kitchen Aid stainless steel appliances including pro-style 6 burner gas cooktop, 30" double ovens (upper convection), built-in 48" refrigerator with water and ice dispenser, microwave oven, and a Bosch dishwasher
- Custom designed and built cabinetry with special molding and raised end panels
- Choice of knotty alder, red oak or white oak
- Trash bin pullout, pots and pans drawers
- Full extension drawer guides
- Xenon countertop accent lighting
- Choice of an under mounted cast iron or stainless steel sink
- Moen kitchen high arc faucet/pullout spray head
- Full tile backsplash

CONSTRUCTION FEATURES

- Engineered foundation designed for each home
- Steel bar reinforced slab (not cables)
- Additional wire mesh in slab at tile floor areas
- Treated base plate all first floor walls
- Exterior walls bolted to the slab
- All wall framing on 16" centers
- Solid 1/2" wall sheathing under masonry

- 3/4" tongue and groove sub-floor decking 2nd floor, glued and screwed
- Wood blocking for draperies
- Steel reinforced concrete walks and driveway
- Prestige Homes Builder Warranty and 10-Year Structural Warranty

SECURITY/TECHNOLOGY

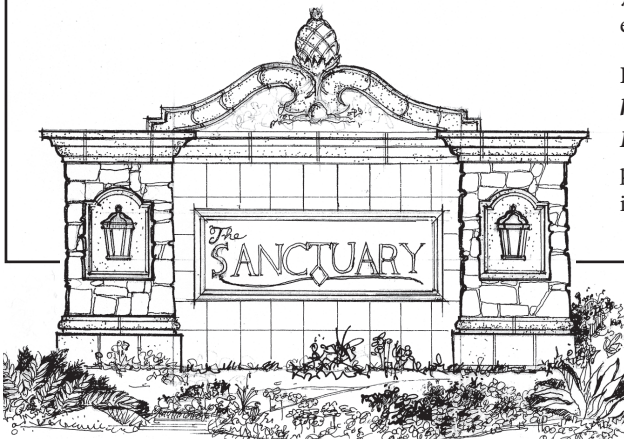
- Exclusive gated community, guard house and security patrol
- Complete security system on all openings with motion detector and three alarm key pads
- Garage door opener with two remotes and keyless touch pad
- Hard wired smoke detectors with battery back-up
- Pre-wired for cable TV (RG-6 quad shield) and telephone (Category 5) in all bedrooms, study and living areas
- Pre-wired for 5.1 surround sound in living utilizing double jacketed 16 gauge 2 conductor wiring

ENERGY EFFICIENT FEATURES

- Prestige Homes is a certified CPS Smart Energy Builder and builds to Energy Star specifications
- Radiant barrier roof decking
- Continuous soffit ventilation in eaves
- LoE² - High performance energy saving double pane windows
- Poly-foam insulation around doors and windows to stop air infiltration
- Energy saving insulation:
 - exterior walls: (R-13 batts)
 - flat ceilings: (R-30 blown)
 - bath walls: insulated for noise suppression
- One 50 gallon gas water heater with 2 1/2 baths
- Two 50 gallon gas water heaters with 3 full baths
- High efficiency 13 SEER Air Conditioner engineered and designed for each home
- Programmable thermostat

MORE THOUGHT PER SQUARE FOOT: *Exceptional designs, superb architectural detail, and beautifully appointed interiors.* Our exclusive in house designer will assist you in creating a unique home designed just for you that fits your lifestyle and needs. We emphasize innovation and cutting edge features in every square foot of our homes.

BUILDER WITH A LEGACY: *San Antonio's oldest locally owned and operated custom home builder has the same commitment to our customer that began in 1959 when Lloyd Booth founded the company.* Today, Todd Booth continues the family tradition of quality, pride and integrity in every home. Decades of experience and success are our legacy; building a quality home that reflects today's lifestyle remains our commitment to each customer.



LINDA KOHNEN
Sales Manager
210/764-9200 | cell 445-4663
linda@prestiges.com

** Homeowner Association dues are \$165 per month with no special assessments or additional fees in The Sanctuary.