

The Cliffs

AT CIBOLO

DISTINCTIVE EXTERIORS

- Exciting new designs with 3-car garages on all plans
- Low maintenance fiber cement siding with 50-year warranty
- Self-sealing fiberglass roof shingles with 30-year limited warranty
- 6 panel Alterna painted front entry door with privacy deadbolt
- Designer hardware on all exterior doors
- Welcoming covered front porches on most plans
- Fully sheetrocked garage with steel door
- Garage prewired for garage door opener and safety beam
- Concrete walks and driveways with decorative salt finish
- 6' cedar privacy fence with gate
- Professionally landscaped front yards uniquely designed for each home
- Grass in front, sides and back yard
- Weatherproof, outdoor electrical outlets
- Two conveniently located outdoor faucets
- 10x10 rear deck constructed from wolmanized wood with outdoor lighting
- Gated Entry

GRACIOUS INTERIOR DETAILS

- 9-foot ceilings on first floor
- 52" three-speed reversible ceiling fan in Family Room
- Full alarm system on all windows and doors
- Raised panel interior doors with designer hardware
- Decorator two tone paint
- Custom Monterrey drag finish on walls and ceilings
- Privacy lock on secondary baths and Owner's Retreat
- Rounded corners on first and second floor
- Decorator 18"x18" ceramic tile flooring at Entry, Kitchen, Breakfast Area, Laundry and All Baths
- Long-life decorator carpet in a wide choice of colors with 1/2" pad
- Cultured marble vanity with decorator lavatories in all full baths
- Closet Maid® brand wire shelving in all closets, linen and pantries
- Elegant custom lighting package
- Pre-wired for cable television and telephone (2 outlets, per plan)
- Hard-wired smoke detectors with battery back-up in living area and all bedrooms
- Low VOC paint used on interior walls and ceilings
- Semi-gloss latex painted walls in Master Bath and Secondary Baths
- Oversized mirrors with decorative lighting in full baths
- Ceramic tile surround in all bathtubs and showers
- Pedestal sink at powder bath

GOURMET KITCHEN

- 42" Cardell cabinets in your choice of different stain colors
- Energy Star Whirlpool multi-cycle dishwasher, in stainless steel
- Energy Star Whirlpool gas range with microwave and ventahood, in stainless steel
- Icemaker connection for refrigerator
- Stainless steel 9" double compartment sink with chrome faucet
- 1/3 horsepower garbage disposal
- Staron solid surface countertops with ceramic tile backsplash
- Spacious pantry (per plan)
- Recess can lights with CFL bulbs

SPACIOUS MASTER BATHS

- Chrome double handle faucet
- Cultured marble vanity with drawers and oversized mirrors
- Garden tub and separate glass-enclosed shower with ceramic tile surrounds
- Built-in wood front medicine cabinet
- Fluorescent lighting in master closet

WARRANTY AND VALUED CONSTRUCTION TECHNIQUES

- 10-year, fully transferable home warranty
- McMillin pays for a private inspector during four different stages of construction
- Post tension foundations individually engineered for each home
- Foundation quality ensured by foundation engineer inspections
- 3000 PSI high performance concrete for home foundation
- Precision designed and manufactured wall panels and trusses for straighter walls and precise fit
- Metal beads on exposed outside sheetrock corners
- 3/4" nailed, screwed and glued (tongue and groove) sub flooring
- Wind braces on all exterior walls
- Double top plate on all exterior and interior walls
- All interior and exterior walls set 16" on center
- Engineered I-Joist for extra strength
- Customer/Builder partnering program with 4 scheduled meetings during home construction
- New home orientation prior to closing to ensure customer satisfaction and understanding of how the home works
- Convenient 24-hour online customer service request via the internet
- Video inspection of homes sewer line before closing

ENERGY SAVING FEATURES

- Energy conserving Low-E double paned insulated Vinyl windows
- Energy conserving radiant barrier roof decking
- Energy efficient 40 gallon rapid recovering gas hot water heater
- 14.0 SEER Carrier heating and cooling system featuring Puron
- Energy conserving programmable thermostat
- Quality REHAU plumbing system
- R-6 Flexible duct work sealed and strapped at all connections
- R-13 batt insulation behind walls with siding and brick
- R-19 batt insulation on sloped ceilings with full baffles to soffit ventilation system
- R-30 batt/blown insulation in ceiling
- Energy conserving polysealant around base plates, doors and windows to prevent air infiltration
- Programmable thermostat
- Energy conserving CFL bulbs in kitchen and all baths

ADDED VALUE

- Professional mortgage services available through McMillin Mortgage
- Customize your home during three personal consultations at our 5,200-square-foot Design Center
- Track the construction of your home online at TalktoMcMillin.com
- Online customer communication system at TalktoMcMillin.com



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