

The Cove at Lake Breeze



Exquisite Finish

- Captivating 8' doors on second floor
- Eco-friendly interior paint with contrasting wall and trim colors
- Choice of carpet with quality pad
- Beautiful entries with your choice of ceramic tile
- Custom lighting package from Visual Comfort®
- Wide rocker light switches
- Satin nickel finish door hardware
- Indoor laundry area with custom cabinets
- Enchanting stairways feature stained handrails and wrought iron stair parts, per plan
- Square corners throughout the home help clearly define spaces and better transition between colors
- Tall ceilings throughout the home provide the feeling of a much bigger and spacious area, 10' ceiling on second floors. Wrought iron stair parts, per plan

Elegant Kitchen

- 9" deep under mount sink with garbage disposal makes for easy clean-up
- Moen™ kitchen faucet with vegetable sprayer
- Granite countertops, provide a solid and durable surface available in a variety of colors
- Attractive tile backsplash
- Crown moulding on kitchen cabinetry
- Kitchen island work centers on many plans
- Pendant light fixtures above kitchen island add beauty and function
- A drinking water purification system at kitchen sink and refrigerator water line reduces chlorine and sediments while improving clarity, taste and water quality
- GE® luxury appliances that enhance the look and feel of your kitchen
- Custom wood accented cabinets with adjustable shelves on 42" upper cabinet to maximize use of space
- Stunning ceramic tile flooring in kitchen, breakfast and utility rooms make for durable, low maintenance spaces

Timeless Interiors


- Choice of one-color palette for body/trim and one accent color
- Coach lights on front home elevation
- Durable cement siding, soffit, and fascia that is termite and fire resistant
- Steel raised modern garage door
- Exterior elevations that include optional front porches
- Fully-sodded front and back yard
- Sprinkler system in front and back yard
- Custom cast stone address plaque
- Wrought iron fenced sides with gate per plan
- GAF Architectural laminated shingles with 30-yr warranty
- Brick/stone and stucco elevations
- Covered patio, per plan
- 8' mahogany front door
- Garage door opener with two remotes with Wi-Fi capability
- Aluminum gutters in designated areas
- Thermo-insulated rear door with full light and dead bolt, per plan

Luxurious Modern Bathroom

- Chrome trimmed shower enclosure
- Granite vanity tops with undermount sinks in master and secondary baths
- Glass-enclosed shower with tile walls in master bedroom
- Elongated toilets in all bathrooms
- Moen™ plumbing fixtures
- Luxury free-standing tub in master bath
- Ceramic tile shower surround in secondary baths
- Metal framed mirror in powder and master baths
- A/C vent in master walk in closet
- Ceramic tile flooring in all baths
- Custom quality-stained vanity cabinets in all baths
- His and Hers vanities in master baths
- Vanity cabinets in powder bath

Community Sales Center

 11045 N Lake Mist Ln, Willis, TX 77318  936-228-3004  concierge@leveltx.com

 www.leveltx.com

The GOLD standard of the construction industry

Innovation • Value • Quality



The Cove at Lake Breeze



Comfort & Energy Saving Features

- Anti/scald valves prevent accidental burning in showers and tubs
- High-efficiency tankless water heater
- Stylish double-pane, low-e windows, tilt out sash for energy efficiency
- 16 SEER high-efficiency air conditioning system
- Additional A/C return in master bedroom
- Balanced air pressure allows HVAC system to function at peak efficiency
- High-performance media air filters
- Polyseal insulation for air tight seal around windows and doors
- R-13 batt insulation on 2x4 exterior walls
- R-19 batt insulation on 2x6 exterior walls and decking
- R-38 blown insulation in attic
- Environments For Living® energy efficiency program
- Gas and electric standard dryer connections
- Testing for air leakage done on every home
- Carbon monoxide detectors in designated areas
- Filtered, air intake ventilator
- Soffit vents, ridge vents/air hawk for proper attic ventilation
- Luxury ceiling fans in family room, master bedroom and game room
- Secondary bedrooms blocked and pre-wired for ceiling fans

Smart Home Solutions


- Consultation with professional technology integrator to add optional packages and personalize your home
- Hardwired wireless access point for improved wireless network connectivity
- Kwikset® keyless deadbolt at front door
- Wi-Fi transparent enclosures to house technology components
- Professional, local installation and support after move-in
- Video doorbell camera
- Smart garage door opener to remotely manage and monitor your garage door

The LevelTX Edge

- Air-conditioning vents in utility room
- Two CAT6 and one RG 6 in study for home networking abilities
- Prewired for alarm system
- 3 locations prewired for cable TV/data combos, per plan
- RG 6 digital ready coaxial cable for TV providers and high-speed internet
- State-of-the-art CAT6 advanced wiring for network communications and entertainment
- Prewired for motion detectors in family room and keypad in master bedroom
- Exhaust fans in all bathrooms
- Breaker box in garage
- Termite pre-treatment
- Engineers, certified and individually inspected foundations
- Custom framing onsite
- Our homes are engineered, inspected, and certified to meet or exceed the windspeed requirements of the International Residential Code. The use of special clips, straps, and anchors during construction of our homes make for a higher quality build added peace of mind for you and your family
- Take your home designs and vision to the next level, with our flexible design plans that allow you to customize your home to fit your lifestyle and vision of your new home
- Personal design consultation with a professional designer
- We care about the quality of homes we build, and our commitment is backed by the industry's leading 10-yr. structural-defect coverage for load bearing components; a two-year distribution system coverage against defects in wiring for your electrical system; piping for your plumbing, and ductwork for your mechanical systems and a one-year coverage against defects in workmanship and materials.

Community Sales Center

 11045 N Lake Mist Ln, Willis, TX 77318  936-228-3004  concierge@leveltx.com

 www.leveltx.com

The GOLD standard of the construction industry

Innovation • Value • Quality

