





DREES CUSTOM HOMES

INCLUDED FEATURES

We live for the moment our house becomes your home. As you make your new space, it’s important to work with a trusted design partner. As you start your next journey, you can rest assured that your new home will be truly built around you.

Drees helps you make choices that complement your life, making it easy to build your dream home. Please take a moment to read the many features that make your Drees home the home you’ve always wanted.

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dreeshomes.com

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INCLUDED FEATURES IN YOUR NEW DREES HOME

In addition to a vast array of standard features, your Drees Custom Home includes an exclusive package of features previously available only in custom homes. These custom-styled features include:

DREESMART ENERGY EFFICIENT FEATURES

•Natural gas, two-stage zoned HVAC System with Ecobee® Wi-Fi Thermostat
•Jumper ducts or air return ducts in every bedroom
•Vinyl Windows with Low E SC Insulated Glass
•Exterior house wrap to help protect your home
•Energy efficient insulation
§ R-15 in exterior walls (blown in blanket system)
§ R-38 loose fill insulation in flat ceiling
§ R-22 in slope ceiling
•Poly sealant on exterior wall base plates and doors
•Radiant barrier roof decking reflects solar heat and keeps attics cooler
•Weather stripping all exterior doors
•Each home individually tested for air leakage
•Energy efficient tankless natural gas water heater
•Poly seal two stage air infiltration sealant
•Structured Wiring System
•*Structured Wiring (1) 20” Network Distribution Panel, (1) CAT6 and (1) RG6 to exterior service, (2) CAT6 (family room and study), Wi-Fi mesh network home prep which includes (1) CAT6 pre-wire to the front entry ceiling for a Wi-Fi mesh node, Smart Security prep, Fiber prep (fiber cable pathway to the network distribution panel for future fiber internet service) and Ring Pro HD video doorbell w/wedge mount.

EXTERIOR & STRUCTURAL FEATURES

•Award-winning Drees designed exteriors
•Stone/Stucco/Brick/Siding Exteriors per plan
•Cast stone address block
•Architectural landscape package
•Rear Covered Patio
•Sod at front, sides, and rear
•Sprinkler system front, sides, and rear
•Broom finished concrete drives, walks, and patios
•Full gutters (horizontal runs only)
•Beautiful 8' mahogany front door (per plan)
•Schlage® entry set and smart lock deadbolt
•Non-Insulated steel garage door with Wi-Fi enabled opener
•Limited lifetime warranty laminated shingles
•Convenient exterior weatherproof receptacles
•Two hose bibs
•Post-tension cable slabs individually engineered
•Whole house water cut-off valve in garage
•Rear fence per subdivision requirements

YOUR LIVING AREA FEATURES

•9’ or Higher ceilings first floor*
•Monterrey drag textured walls and ceilings
•Square corners throughout including windows
•Elegant 8’ interior doors on first floor
•Striking 3 1/4" door casing and 5 1/4" base molding 1st floor, 3 1/4" base and casing on 2nd floor
• 6'8" Interior doors on second floor
•Interior door hardware and complementary hinges (finish per package)
•Graceful staircase balusters on rake wall with engineered wood starter steps
•Painted PBS shelving in all closets and pantries
•Mohawk Revwood flooring per selected package
•Plush carpet over 3/8”, 5 lb. Padding per package
•Cabinets in all full baths per plans (color per package)
•Frost white quartz countertops with undermount sinks and standard edges in all secondary full baths
•Garages include paint and trim
•Porcelain tubs with ceramic tile surrounds in secondary baths
•Elongated toilets in all baths
•Lighting Package with 2 Ceiling Fans with Remote Controls per package
•Ceiling fan pre-wires per plan
•LED disc lighting per plan
• Polished smooth edge mirrors in bathrooms
•Smoke/Carbon Monoxide detectors throughout home
•Décor rocker switches
•Entertainment Outlet at Media Room when applicable – (1) CAT6 and conduit located 66” AFF
•Smart Security Pre-wire which includes pre-wire for (1) keypad at garage entry door

YOUR KITCHEN FEATURES

•Whirlpool® stainless steel kitchen appliances including:
•36" built-in gas cooktop with vent hood above
• 30” self-cleaning built in oven
• Built-in microwave
• Energy saving dishwasher
•Tile backsplash (per package)
•3 cm quartz countertops (per package)
•Stainless steel undermount sink
•42" Upper cabinets (color per package)
•1/3 Horsepower garbage disposal
•Ice-maker water line at refrigerator location

YOUR OWNER’S SUITE FEATURES

•Architectural volume ceilings
•Spacious owner’s suite walk-in closet(s)
•Relaxing Free-standing tub
•Hand set tile shower walls with tile shower base
•Cabinets (color per package)
•Moen® faucets in owner’s bath
•Elongated commode

YOUR PEACE OF MIND

•More than 98 years of Drees’ commitment to delivering excellent quality and value to homebuyers
•Full 12-month Drees builder warranty
•10-Year limited structural warranty provided by Drees