

THE COTTAGES AT  
**AUTUMN  
WOOD**

**Madrone**

approximately 1615 Square feet



A



B



C

Plans, prices, and specifications are subject to change without notice. All square footages are approximate and may vary by plan. Illustrations are an artist's rendering.

[autumnwoodsatx.com](http://autumnwoodsatx.com)

THE COTTAGES AT  
**AUTUMN  
 WOOD**

**Madrone**

approximately 1615 Square feet



Optional Covered Patio



Optional built-in oven, microwave, and pantry



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THE COTTAGES AT  
**AUTUMN  
WOOD**

**Laurel**

approximately 1534 Square feet



A



B

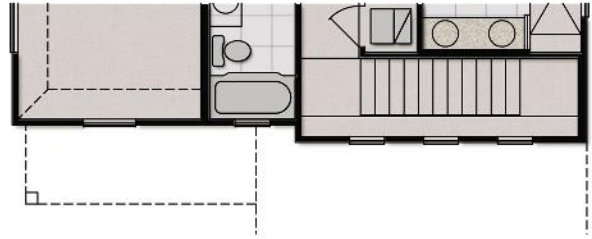
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[autumnwoods.tx.com](http://autumnwoods.tx.com)

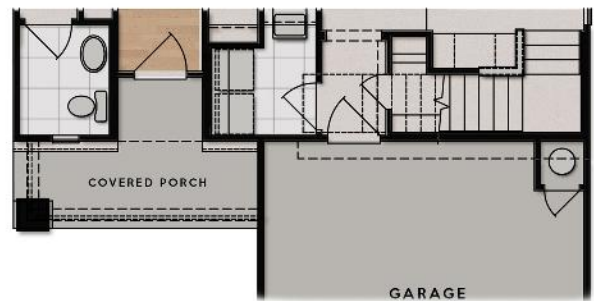
THE COTTAGES AT  
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**Laurel**

approximately 1534 Square feet



Optional  
 Covered  
 Patio



A

B

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THE COTTAGES AT  
**AUTUMN  
WOOD**

**Cherry**

approximately 1858 Square feet



A



B



C

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THE COTTAGES AT  
**AUTUMN  
 WOOD**

**Cherry**

approximately 1858 Square feet



A



B



Optional Covered Patio



C

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THE COTTAGES AT  
**AUTUMN  
WOOD**

**Mulberry**

approximately 1859 Square feet



A



B



C

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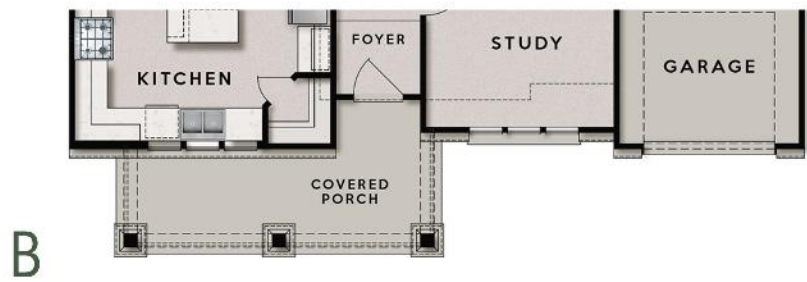
[autumnwoodsatx.com](http://autumnwoodsatx.com)

THE COTTAGES AT  
**AUTUMN  
 WOOD**

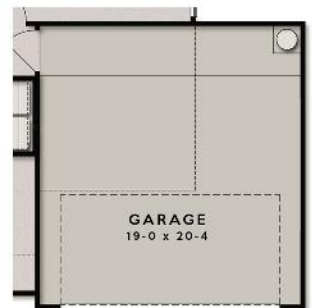
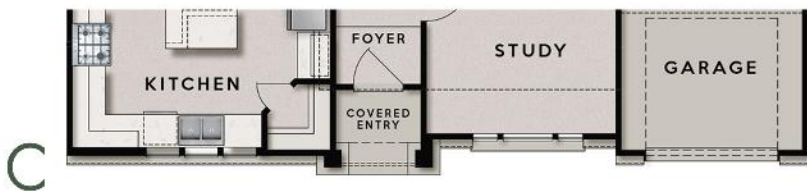


**Mulberry**

approximately 1859 Square feet



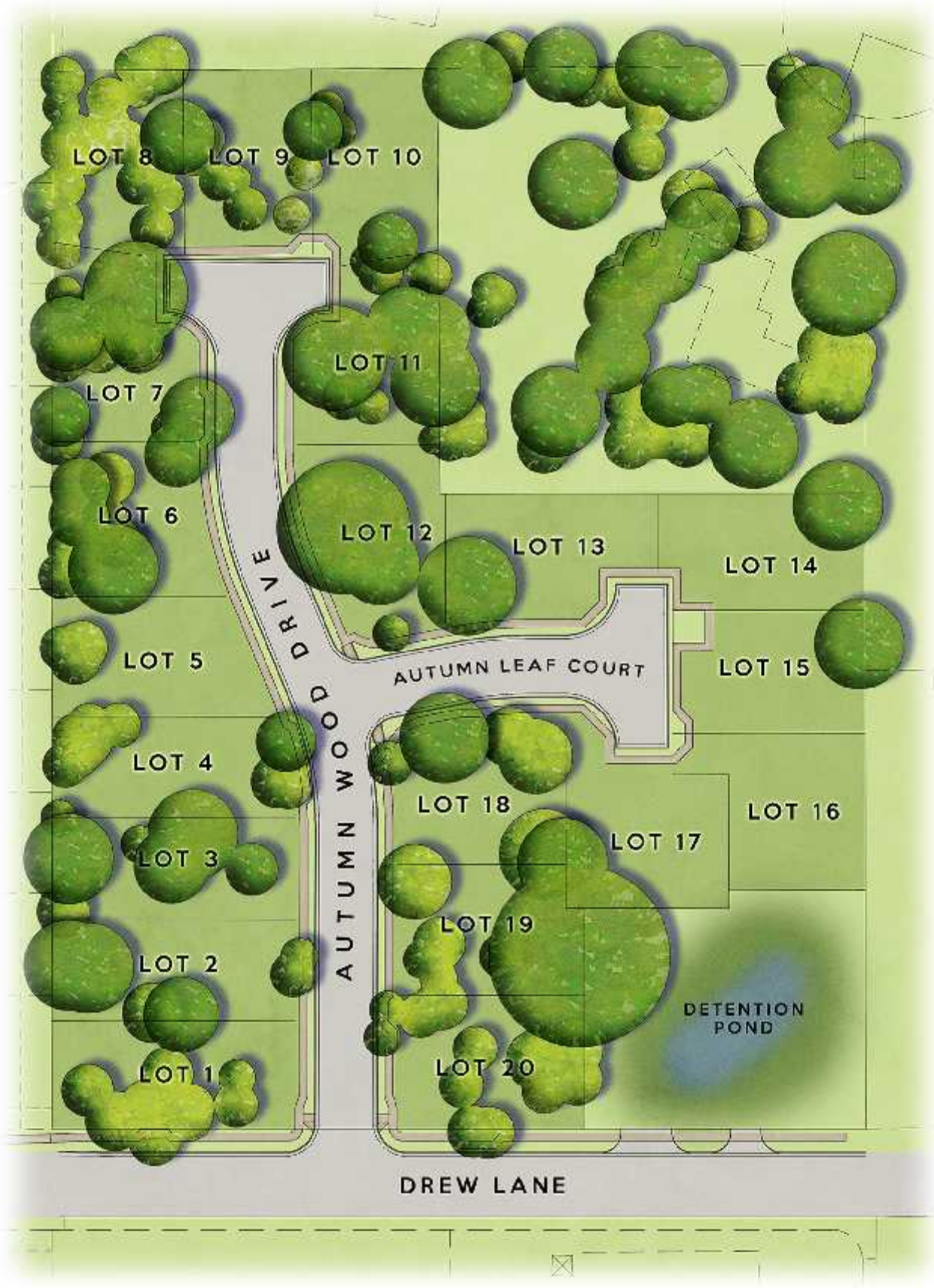
Optional  
 Extended  
 Loft



Optional  
 2-car  
 garage

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THE COTTAGES AT  
**AUTUMN**  
 **WOOD**

# THE COTTAGES AT AUTUMN WOOD



## DELUXE FEATURES (included)

- ✦ Kitchen, dining, and living room open plans
- ✦ Quartz kitchen countertops
- ✦ Built-in cabinetry with self-closing solid wood dovetail drawers and self-closing doors
- ✦ GE stainless steel appliance package: dishwasher, slide-in induction range with convection oven, over-the-range microwave, side-by-side refrigerator, and air-switch controlled disposal
- ✦ Under-counter kitchen lighting
- ✦ Hands-free door handles throughout the home (Push-Pull-Rotate)
- ✦ 6.5" Birch engineered hardwood flooring and CRI Green Label carpeting
- ✦ Porcelain tile bathrooms with tile base trim and metal edging
- ✦ Master shower with bench and semi-frameless enclosure with D-handle
- ✦ Custom selection of cabinet, countertop, tile, and flooring colors
- ✦ Custom selection for entry door accent color
- ✦ Vaulted and raised ceilings
- ✦ Large utility rooms with wall mounted mud sink
- ✦ Ceiling fans in all bedrooms and living room with remote control operation
- ✦ Wood-like finish steel garage door with remote operation and wireless keypad
- ✦ Full lite patio door with integrated blinds
- ✦ \$1M termite protection warranty
- ✦ Integrated TAEXX pest control system
- ✦ Pre-wired home security, network and media center
- ✦ Pre-wired 5.1 surround sound
- ✦ Lifetime warranty HD dimensional shingles with synthetic underlayment
- ✦ Decorative interior door trim and 6" baseboards
- ✦ Privacy cedar fencing with 2x6 cap and trim
- ✦ ZIPwall exterior structural sheathing system with integrated moisture-resistant air barrier
- ✦ AdvanTech 1-1/8" quiet/stiff floor decking system (2-story plans only)
- ✦ 200 amp underground electrical service
- ✦ City of Austin water and wastewater services

## GREEN FEATURES (included)

- ✦ Solar array with monitoring system (approx. 5kW, varies by plan and orientation)
- ✦ Variable speed two-stage 17 SEER HVAC with a digital touch screen thermostat and network communication for mobile devices (quiet operation)
- ✦ Programmable Aprilaire fresh-air intake system for HVAC
- ✦ Hybrid heat pump water heater
- ✦ 100% LED lighting
- ✦ Legrand digital timer switches on all exhaust fans
- ✦ 5/8" dual pane, LowE 366 windows
- ✦ Blown-in-blanket and loose fill attic insulation system (R15 walls and R38 ceilings)

- ✦ GE induction cooktop/range for 100% heat efficiency and quick cooking
- ✦ Dual flush commodes
- ✦ No VOC interior paint
- ✦ Kitchen recycling center
- ✦ Native, drought-tolerant vegetation and turfgrass with rain sensor irrigation system
- ✦ Recycled content porcelain tile and marble countertops
- ✦ Over 60% durable finish flooring
- ✦ CRI Green Label carpeting
- ✦ Optional 250 gallon rain harvesting and first flush system
- ✦ 3-star rating with Austin Energy Green Building

\*this list is to provide insight to materials/finishes included and does not contain all items provided in the base pricing

## NEIGHBORHOOD

- ✦ Quiet established neighborhood
- ✦ Less than 8 miles to downtown
- ✦ Walking distance to Bauerle Ranch Park
- ✦ Close to HEB, Randalls, and many other local restaurants and shopping
- ✦ Schools: Kocurek Elementary, Bailey Middle School, Akins High School

## UPGRADE OPTIONS

### KITCHEN AND APPLIANCES (upgrade)

- ✦ Countertop selections
- ✦ GE Cooktop, Built-in Oven, chimney range hood
- ✦ GE Advantium™ Convection/Microwave: Built-in or over-the-range
- ✦ GE French door, counter-depth, stainless steel refrigerator
- ✦ GE right-height washer and dryer

### INTERIOR FINISHES (upgrade)

- ✦ 6.5" European Oak engineered hardwood flooring
- ✦ Window casing
- ✦ White ceilings
- ✦ Bedroom flooring: pattern carpet, 6.5" Birch hardwood, 6.5" European Oak hardwood
- ✦ Bathrooms: porcelain tile wainscoting, deluxe marble countertop, frameless shower enclosure
- ✦ 2" horizontal blinds
- ✦ Insulated garage door with steel backing

### HOME NETWORK AND AUTOMATION (upgrade)

- ✦ Doorbird™ front entry video door station – answer your door from anywhere
- ✦ Family room surround sound package
- ✦ Control 4 home automation
- ✦ Home audio speaker package
- ✦ Smart garage door operation

### EXTERIOR FINISHES (upgrade)

- ✦ Covered Patio
- ✦ Whole-house gutter system
- ✦ 250 gallon rain harvesting collection system
- ✦ Landscaping river rock xeriscaping

\*See separate pricing sheet per plan for all upgrade options