



Plan Number: 3225
 A/C Footage: 3,225 S.F.
 Covered Porch/Patio: 533 S.F.
 Garage and Storage: 663 S.F.
 Total Under Roof: 4,421 S.F.
 Width/Depth: 61' X 78'

All square footages and room sizes are approximate.

2904 Boxelder Drive
 Bryan, TX 77807



TRADITIONS
 CLUB AND COMMUNITY



2904 Boxelder Drive Specifications



- Custom designed home by Southern Creek Homes
- +/- 0.20 acre lot in Traditions Community, Bryan/College Station's premier master planned community nestled among rolling terrain and vibrant oaks
- Open design concept 3,225 SF home features three bedrooms, three full and one half bathrooms, outdoor kitchen, and indoor fireplace!
- Two-car garage features golf cart garage, 8' doors, and epoxy coated floor
- Custom designed and built kitchen cabinets featuring 66" uppers, soft close hinges, and full extension drawer guides. Includes accent lighting under kitchen cabinets.
- Natural Granite on all countertops throughout the home
- Thermador stainless steel appliance package including 48" range with double oven
- Glass passive wine cellar
- Living Room includes 42" direct vent fireplace and is prewired for 5.1 Surround Sound
- Audio/Data: All bedrooms are wired with Cat-6 cable and RG6 coax. Patio is prewired for 2 speakers. Exterior prewired for 4 security cameras.
- Master en suite includes soaker tub and walk-in shower
- Large master walk-in closet with seasonal third row rods
- 8' solid core interior doors throughout home
- Decora switches throughout
- Ceiling fan prewired in all bedrooms, living room, and covered patio
- Tankless Water Heater to serve the entire home
- Landscaping irrigation system

Traditions Collection by Southern Creek Homes includes:

ASSURANCE:

- RESNET Energy Smart Builder dedicated to increasing the energy performance of the custom homes we build. Every Home is a HERS Rated Home.
- ENERGY STAR PARTNER committed to offering ENERGY STAR® and Indoor airPLUS certified homes that provide homeowners with energy efficiency and improved air quality
- Professionally engineer designed foundation including in-depth soil analysis by geotechnical engineering firm
- Professionally engineer designed framing layout
- Third-party 1-year workmanship, 2-years systems, and 10-year structural warranty protection
- HVAC 10 Year Labor & Equipment Warranty

EFFICIENCY AND CRAFTSMANSHIP:

- 2 x 6 Exterior Wall Framing
- ZIP System® exterior wall sheathing with an integrated air and water-resistive barrier that delivery moisture and air protection
- AdvanTech® subflooring (where applicable)
- TechShield® radiant barrier roof sheathing
- HardieTrim® and HardieSoffit® fascia and soffit
- Anderson® 100 series energy-efficient windows
- Blow-In Blanket System (BIBS) R-22 wall insulation and R-38 blown-in attic insulation
- Proprietary whole home air seal envelope system
- PEX Water Supply Plumbing System
- High efficiency 16 SEER HVAC system with R-8 buried duct system, Ecobee smart thermostats, and UV light to help increase air quality in home
- LED energy-efficient lighting throughout home

Please note: Southern Creek Homes reserves the right to change features and specifications during construction and prior to entering into a contract with customer.