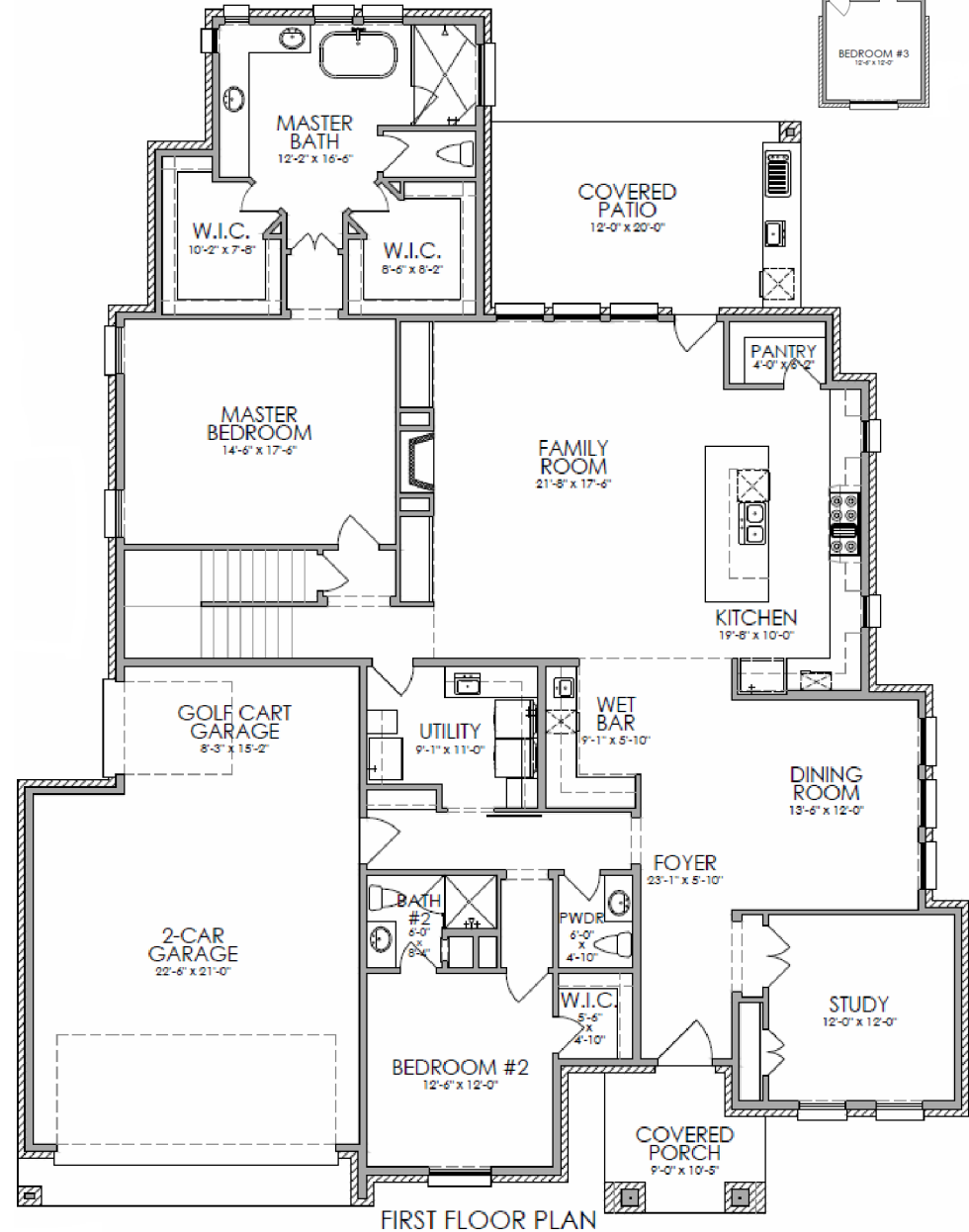
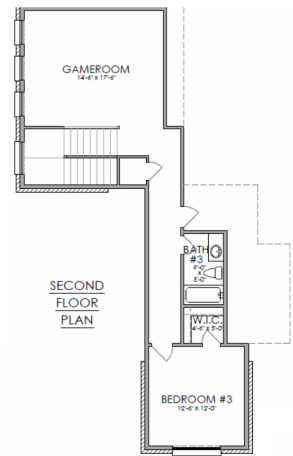




Plan Number: 3357

A/C Footage: 3,357 S.F.  
 Covered Porch/Patio: 394 S.F.  
 Garage and Storage: 654 S.F.  
 Total Under Roof: 4,405 S.F.  
 Width/Depth: 61' X 78'

All square footages and room sizes are approximate.



2960 Boxelder Drive  
 Bryan, TX 77807



TRADITIONS  
 CLUB AND COMMUNITY



# 2960 Boxelder Drive Specifications



- Custom designed home by Southern Creek Homes
- +/- 0.213 acre lot in Traditions Community, Bryan/College Station's premier master planned community nestled among rolling terrain and vibrant oaks
- Open design concept 3,357 SF home features three bedrooms, three full and one half bathrooms, outdoor kitchen, study, and gameroom!
- Two-car garage features golf cart garage, 8' doors, and epoxy coated floor
- Custom designed and built kitchen cabinets featuring soft close hinges, full extension drawer guides, and under cabinet accent lighting.
- Natural Granite and/or Quartz countertops throughout the home
- GE Café™ appliance package including double ovens and 48" commercial-style gas rangetop with 6 burners and griddle
- 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
- Two large master walk-in closets with seasonal third row rods
- 8' solid core interior doors throughout home
- Decora switches throughout
- Ceiling fans included in primary bedroom, family room, and patio. Pre-wired for fans in secondary bedrooms, study, and gameroom.
- Tankless Water Heater to serve the entire home
- Landscaping and 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 6-year (10-year optional) structural warranty protection
- HVAC 3 Year Labor & 10 Year 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)
- HardieTrim® and HardieSoffit® fascia and soffit
- Anderson® 100 series energy-efficient windows
- Blow-In Blanket System (BIBS) R-22 wall insulation and spray foam attic insulation
- AeroBarrier whole home air seal envelope system to control thermal, air flow, and vapor
- PEX Water Supply Plumbing System
- High efficiency HVAC 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.*