

# 116 Goel St

Greenville, TX | Labein Villas | Lot Size: 5,364 sqft



## Exterior Design

### SIDING

Sherwin Williams  
Smokehouse

### FRONT DOOR

6-Panel Fiberglass Door  
in Sherwin Williams  
Tricorn Black

### GARAGE

Metal Door with  
Wifi-Opener in Sherwin  
Williams Intellectual Gray

### ROOFING

25-Year, 3-Tab Shingles in  
Weatherwood

### TRIM

Sherwin Williams  
Intellectual Gray

### SHUTTERS

Sherwin Williams  
Tricorn Black

### WINDOWS

Vinyl Low-E3 Insulated  
Glass Windows in White

### BRICK

1-Side Acme Brick in  
Custom Adobe Blend

## CONSTRUCTION DETAILS

- Borate Pest Treated Advanced Framing
- Post Tension Reinforced Engineered Slab Foundation
- Perforated Exterior Soffits for Attic Ventilation

## LANDSCAPING

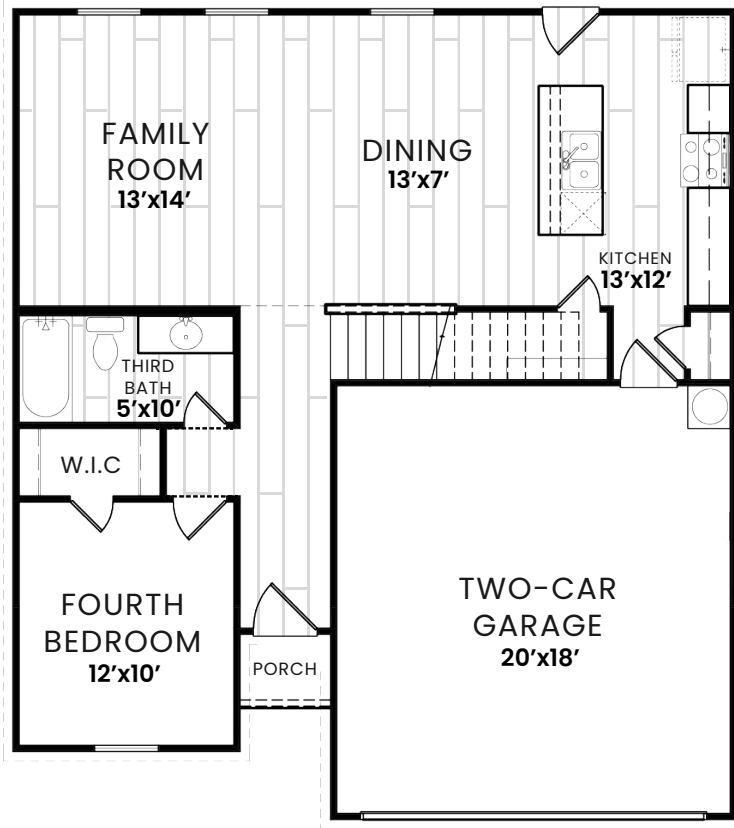
- Two, 2" Trees in the Front Yard
- Four Decorative Shrubs in the Front Yard
- Bermuda Sod
- 6' Pine Privacy Fence

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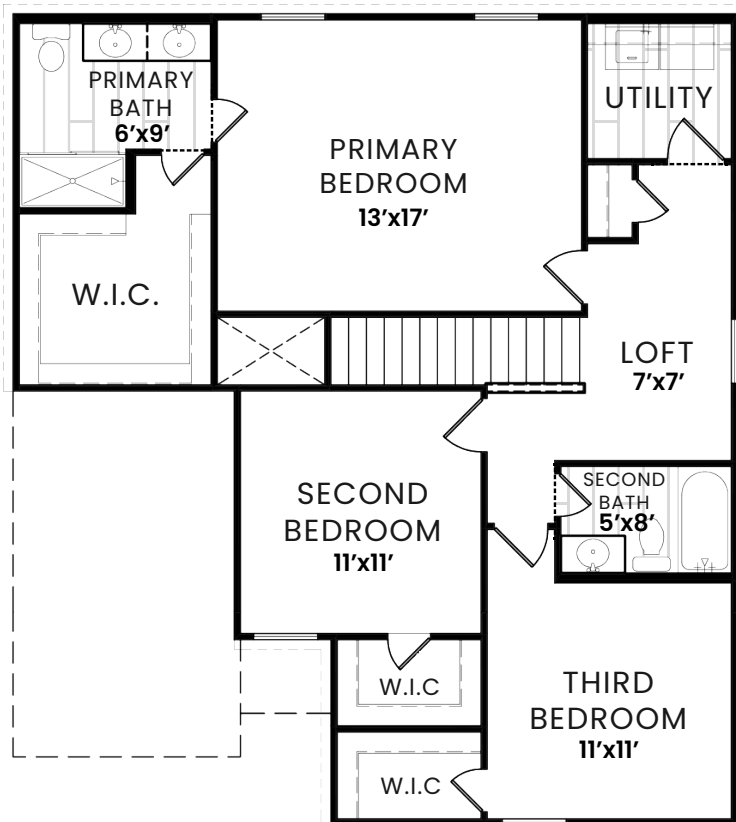
FIRST FLOOR



THE 1828 PLAN

- 1828 Sqft + 2-Car Garage
- 4 Bed
- 3 Bath

SECOND FLOOR



**KITCHEN**

- 3cm Granite Countertops with 4" Granite Backsplash - *Color Per Collection Package*
- Single Handle Pull Down Spray Faucet - *Finish Per Collection Package*
- Stainless Steel Undermount Sink
- Garbage Disposal
- Shaker Style Cabinets with 30" Uppers - *Color Per Collection Package*
  
- Samsung Stainless Steel Appliance Package:
  - 30" Free Standing Electric Range
  - Over the Range Microwave
  - Dishwasher

**BATHROOM**

- Engineered Cultured Marble or Solid Surface Countertop with 4" Cultured Backsplash in White
- Faucet & Fixtures to Match Collection - *Finish Per Collection Package*
- 38" Mirrors
- Elongated Commode
- Shaker Style Cabinets - *Color Per Collection Package*

**WALLS & FLOORING**

- Luxury Vinyl Plank Flooring in Common/Wet Areas (per Floor Plan Designation) - *Color Per Collection Package*
- Plush, Wall-to-Wall Carpeting and Pad in Bedrooms/Closets - *Color Per Collection Package*
- 3 1/4" Baseboards & 2 1/2" Casing in Sherwin Williams Pure White Semi-Gloss Finish
- 6' 8" Interior Doors in Sherwin Williams Pure White Semi-Gloss Finish - *Door Style Per Collection Package*
- Interior Walls in Sherwin Williams Princeton White Flat Finish

**ENERGY SAVINGS FEATURES**

- Seer Compliant HVAC System with Programmable Thermostat
- R-50, R-13 & R-22 Fiberglass Insulation
- 2-Part Energy Polyseal of the Entire Building Envelope
- ARC Fault & Ground Fault Protection (per Code Requirements)
- OSB Radiant Barrier Roof Decking
- LED Disc Lighting
- 50-Gallon Tanked Electric Water Heater

**THE TRADITIONAL COLLECTION**

◀ Coordinating Nickel Fixtures and Faucets ▶

6-Panel Doors and ▶ Nickel Hardware

- ▲ New Caledonia Granite Kitchen Countertops
- ▲ White Engineered Quartz/Marble Bathroom Countertops
- ▲ Espresso/Vista Shaker Cabinets
- ▲ BD300 Montreal LVP Flooring
- ▲ Venture Solid Soft Taupe 1/2" Carpet by Shaw

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