



It's all in the details...

your new **Centre Living Home** includes

Elegant Exteriors

- Located in **King's Highway Conservation District**, just a few blocks from **Bishop Arts** dining and nightlife, Centre Living Homes introduces Dallas's newest community of (13) 2 & 3 Story Condominiums
- Modern Prairie-style elevations showcase energy efficient **Plygem** dark bronze vinyl windows with dual paned, low E insulated glass.
- Vibrant landscaping includes full sod with community irrigation system, dog park, mature shade trees.
- Private yards include **artificial turf** for low maintenance and cedar board on board fences for added privacy
- Exterior is clad with products you know and trust: **Acme Brick** gives a classic and low maintenance finish **James Hardie** siding will never chip, warp or fade. **Owens Corning** 30-year shingles w/ full rain gutters.
- Custom 3' x 8' solid wood entry door invites you home with a **Schlage** Century Handle set and Connect Smart Deadbolt (Z-Wave), both with stainless steel finish.
- Contemporary smooth **Wayne Dalton** garage doors with **Liftmaster** my-Q (Z-Wave) overhead door opener.
- **Home Team** in-wall **Taexx Tube** pest control system and borate termite treatment on exterior studs.
- **Huber ZIPWALL** sheathing provides a full structural envelope with a moisture barrier sealing your home.
- **Huber Advantech** subfloor glued and screwed in place to reduce the possibility of squeaks.

Luxury Living Space

- Both 2 story and 3 story Floorplans include 2 bedrooms, 2.5 baths and 2-car attached garage.
- Innovative, open floor plans invite natural light into spacious living areas.
- 8-foot-tall, full slab, solid core **Masonite** interior doors on first floor feature **Schlage Solstice** stainless steel, lever style door hardware.
- 6" baseboards and 4" door casings carry a sleek and tailored design throughout the home.
- Custom staircase includes **white oak treads**, painted white risers extending from first level to second level landing, black iron balusters (if shown) and white oak newel posts.
- **3 1/4" white oak**, site-finished hardwood floors at foyer, kitchen, dining and living rooms.

Energy Saving Features

- Engineered post tension slab foundations with 10-year structural warranty
- 2x6 exterior walls allow for increased strength
- **LP Techshield** radiant barrier roof decking
- **Full Foam encapsulated** insulation on wall and rafters
- **Rocker style** switches illuminate 6" LED disc lights throughout home.
- 16 seer **Lennox** multi-zoned HVAC system.
- **Rheem** 9.5 GPM natural gas tankless water heater

Chef-Inspired Kitchens

- Hand-crafted, **Shaker style** custom site finished painted cabinets with fully concealed hinges.
- Pot & Pan Drawers, trash/ recycle drawer and cookie sheet pan cabinets are installed to provide unique uses of space to allow for additional storage
- Oversized prep island adds functionality as well as being a focal piece
- Superior **Quartz** countertops provide an elegant feature as well as a low maintenance surface stone
- **Delta Ashlyn** single handle pull-down kitchen faucet, available in Artic Stainless and Matte Black
- **Blanco** Precis Silgranit undermount sink installed with a 1/3 HP **Badger** disposal
- LED 6" Disc lights, paired with Pendant Pre-Wire's provide excellent workspace lighting
- Stainless steel **Whirlpool** appliance package includes:
 - 36" 5-burner gas cooktop
 - 36" under-cabinet, Vent (400CFM)
 - 30" single built-in wall oven
 - Microwave installed above built in oven.
 - 46dBA dishwasher with bottle wash
- Stylish **Emser** mosaic full tile backsplash brings this design together in a space you will want to gather
- Each kitchen is open to the dining and main living areas for seamless entertaining and functionality.

Sleek En-Suite Baths

- Hand-crafted, **Shaker Style** custom 36" tall cabinets with fully concealed hinges
- **Quartz** countertops in master bathrooms with rectangle under-mounted sinks.
- White Engineered marble in secondary baths with rectangle under-mounted sinks
- **Delta Ashlyn** bathroom plumbing fixtures with stainless steel finish.
- **Frameless** glass shower in master bath.
- **Progress Lighting** decorative light fixtures installed above mirror.
- Custom designed **Emser** tile finishes in all bathrooms.
- Elongated commodes with comfort height included in master and powder baths.

Smart Home Technology

Innovation Package Includes:

- 7" **Qolsys IQ** Panel with camera connects all of the Z Wave devices in your home
- Entire **Smart Home** system integrated thru **Alarm.com** App
- Full security system with door sensors and motion sensor, controlled by **Qolsys** panel.
- **Skybell** HD doorbell camera.
- **Schlage Connect** deadbolt at front door.
- **Honeywell** T6 Pro Smart thermostat.
- **Liftmaster myQ** garage door opener.
- (2) **Leviton** lamp plug-ins.

