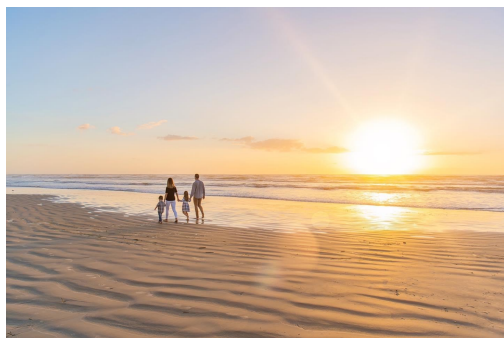
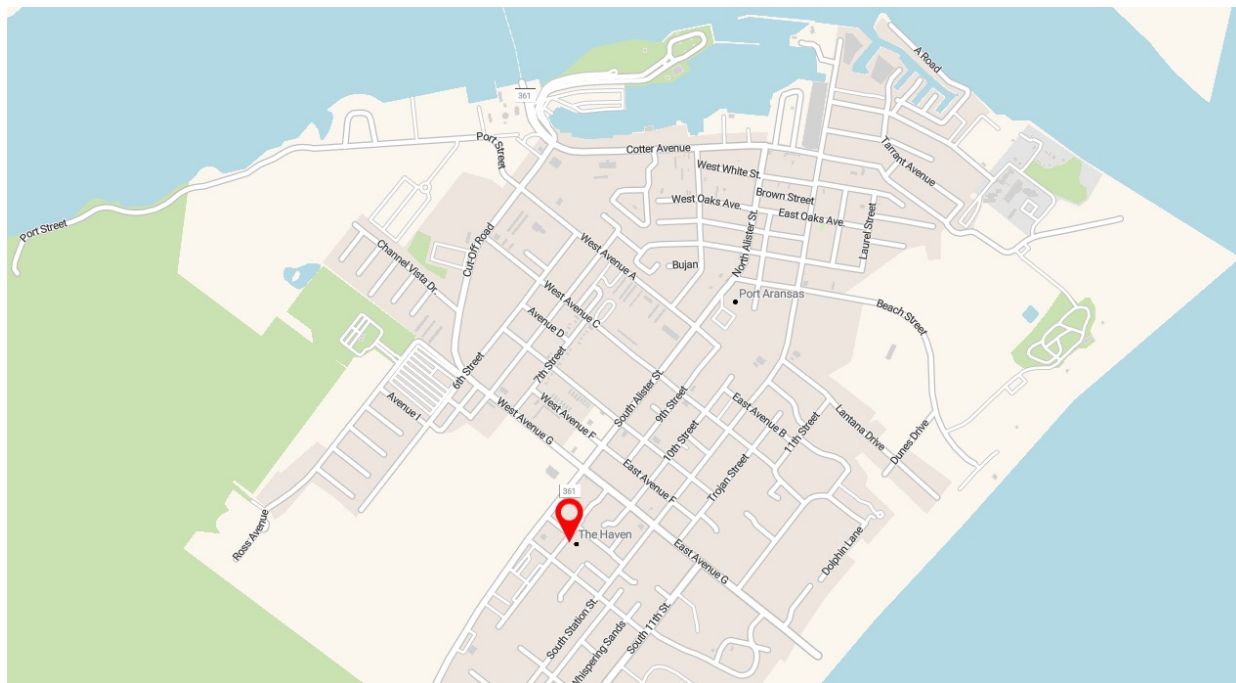


THE *Haven*
AT NINTH STREET



BRANDON LAFAYETTE HOMES

600 CUT-OFF ROAD
PORT ARANSAS, TEXAS 78373
361-416-0069 • BLHTX.COM



SEA

Less than a mile from the beautiful Port Aransas beach

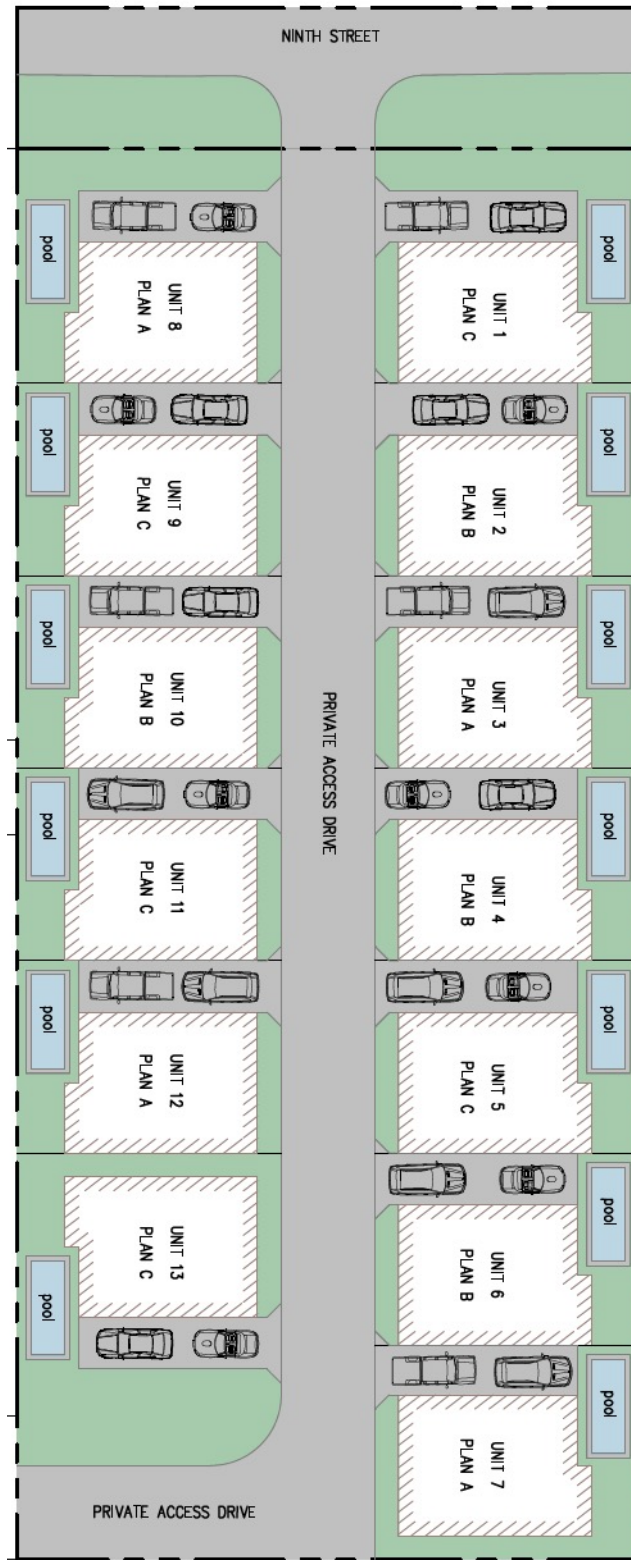
SWINGS

Walking distance to local favorites, like the Port A Beer Hut & Swing Bar



SWEET & SAVORY

Around the corner from great restaurants, such as Coffee Waves and Cancun Grill & Cantina



Elevation designs are pre-assigned to each unit and not subject to buyer changes or selections



PLAN A

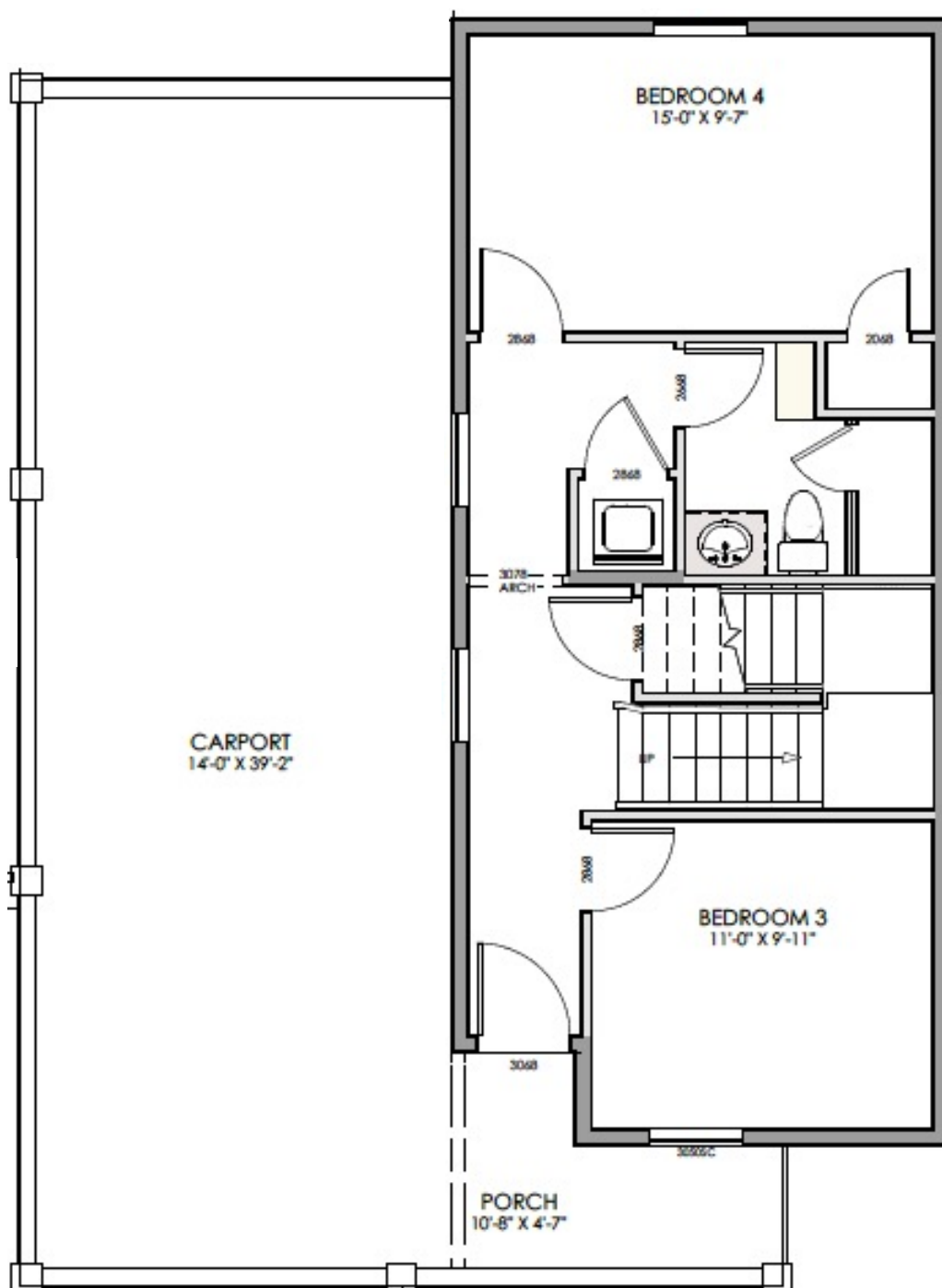


PLAN B

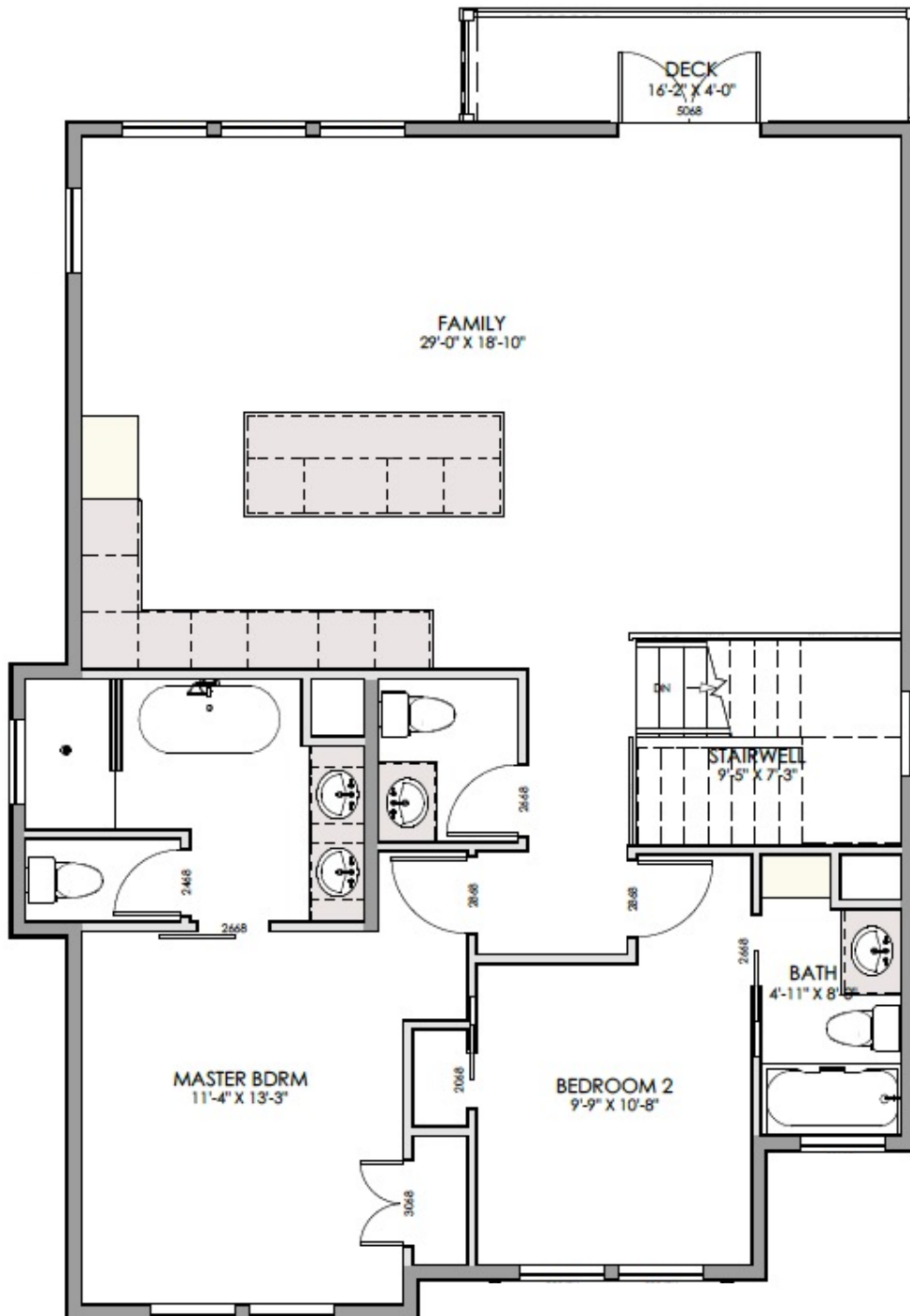


PLAN C

Interior floor plans will change slightly based on exterior elevation



Interior floor plans will change slightly based on exterior elevation





Timeless coastal stylings thoughtfully designed for a beautiful place to call home

STANDARD FEATURES

EXTERIOR

- Timeless coastal architecture and design
- Hardie plank siding available in calm, coastal color options
- Standing-seam aluminum roof
- Impact-resistant windows and doors
- Inviting front porch
- Covered parking
- Private dip swimming pools at each unit
- Deck overlooking your backyard and pool
- Xeriscape landscaping

INTERIOR

- 9' ceilings, with vaulted ceilings in the Kitchen and Family Room
- Recessed can lighting throughout
- Decorative pendant and vanity lighting
- Quartz countertops
- Luxury vinyl plank flooring throughout
- Shiplap details
- Tile showers and tub surrounds
- High-quality and contemporary hardware and finishes
- Whole-home, built-in dehumidifier

STANDARD FEATURES

KITCHEN

- Quartz countertops
- Tile backsplash
- Undercabinet lighting and outlet strips to keep the backsplash clean and clutter-free
- Stainless steel appliances with a gas range
- Eat-in island with decorative pendant lighting above
- High-quality, painted, Shaker-panel, custom cabinetry
- Built-in pantry cabinet
- Custom cabinetry vent hood with built-in vent
- Deep, undermounted, single-bowl sink with pull-down faucet
- Garbage disposal with discreet countertop switch

FAMILY ROOM

- Soaring vaulted ceilings
- Double glass door to deck, overlooking backyard and private pool
- Large, open area with designated space for both dining and living

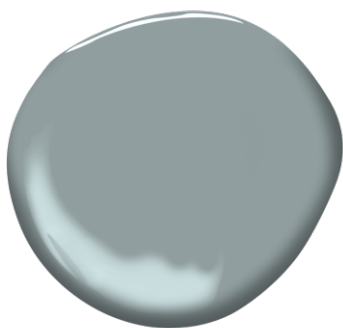
BATHROOMS

- Tiled showers and tub surrounds with floor-to-ceiling wall tile
- Spacious Master walk-in shower
- Freestanding Master bathtub with wall-mounted tub filler
- Contemporary, chrome plumbing fixtures and bath accessories
- White, undermount vanity sinks
- Quartz countertops
- Decorative vanity lighting
- Glass shower enclosures

MISCELLANEOUS

- Lockable Owner's closet
- White, 52", modern ceiling fans in all bedrooms
- Whole-home, built-in dehumidifier

*Six exterior paint colors will be available to choose from on a first come, first select basis.
The same color cannot be used more than three times, and the same color cannot be on adjacent units.
All units will have white trim, soffits and fascias.*



CLOUDY SKY
Benjamin-Moore 2122-30



OYSTER SHELL
Benjamin-Moore 846



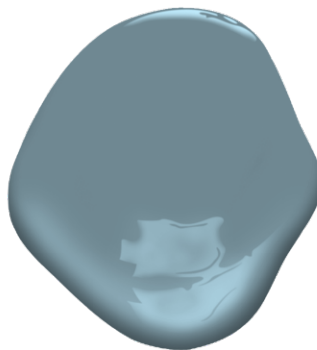
WHITE HERON
Benjamin-Moore OC-57



WINDY SKY
Benjamin-Moore 1639



WYTHE BLUE
Benjamin-Moore HC-143



BLUE DUSK
Benjamin-Moore 1644



GAS RANGE & CONVECTION OVEN

- 30" Gas Range
- Five 13,000 BTU burners
- 5.3 cubic feet oven
- Stainless steel



VENT & CUSTOM HOOD

- 30" undercabinet hood insert
- Custom cabinetry vent hood
- 390-CFM blower
- Dual LED dimmable lighting
- Push-button controls are easy to see and easy to use



REFRIGERATOR

- French door refrigerator
- Adjustable spill-proof glass shelves
- Adjustable humidity-controlled crispers
- Stainless steel



DISHWASHER

- 24" built-in dishwasher
- Very quiet, 50db
- Top controls
- Stainless steel

NOTE: 36" RANGE & 36" VENT HOOD MUST BE UPGRADED TOGETHER

see attached pricing for individual upgrade costs



36" GAS RANGE & CONVECTION OVEN

- 36" Gas Range
- Six 18,000 BTU burners
- Heavy-duty Italian porcelain cooktop & burners
- 5.3 cubic feet oven
- Stainless steel



VENT & CUSTOM HOOD

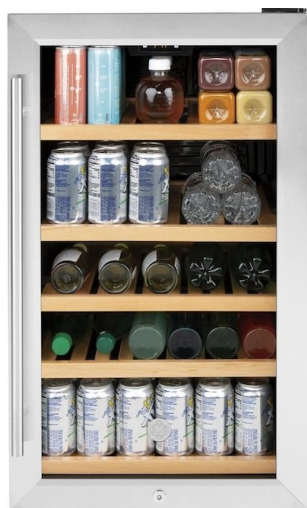
- 36" undercabinet hood insert
- Custom cabinetry vent hood
- 420-CFM blower
- Dual LED dimmable lighting
- Push-button controls are easy to see and easy to use

see attached pricing for individual upgrade costs



MICROWAVE DRAWER

- 11 power levels
- Easy to use screen display & touchscreen controls
- Stainless steel



BEVERAGE REFRIGERATOR

- 125 can / 31 bottle capacity
- Five oak shelves
- Stainless steel with large glass window



ICE MAKER

- Nugget ice
- 26lb capacity
- Stainless steel

KITCHEN



FAUCET

- Pull-down sprayer
- High arc spout
- Chrome finish



SINK

- Undermount
- Single bowl
- Stainless steel



DISPOSAL

- 1/2 HP Disposal



DISPOSAL SWITCH

- Countertop switch
- Chrome finish

MASTER BATH



FAUCETS

- Widespread
- Chrome finish



SINKS

- Undermount
- White



SHOWER TRIM

- 8" shower head
- Chrome



TUB

- Freestanding acrylic tub
- 59"
- White



TUB FILLER

- Wall-mounted
- Chrome finish



TOILET

- Elongated bowl
- Comfort-height

GUEST BATHS



FAUCETS

- Widespread
- Chrome finish



SINKS

- Undermount
- White



SHOWER-ONLY TRIM

- 8" shower head
- Chrome



TUB

- Acrylic



TUB/SHOWER TRIM

- Chrome finish



TOILET

- Elongated bowl
- Comfort-height

POWDER BATH



FAUCET

- Widespread
- Chrome finish



PEDESTAL SINK

- White



TOILET

- Elongated bowl
- Comfort-height



RECESSED CAN LIGHTS

- 6"
- White baffle



CEILING FANS

- 52"
- Contemporary, white finish



CABINET HARDWARE

- Bar pull
- Chrome finish



DOOR HARDWARE

- Lever
- Chrome finish



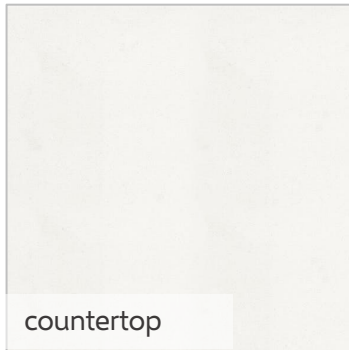
INTERIOR WALL, CEILING, TRIM & DOOR PAINT

- Benjamin-Moore Simply White

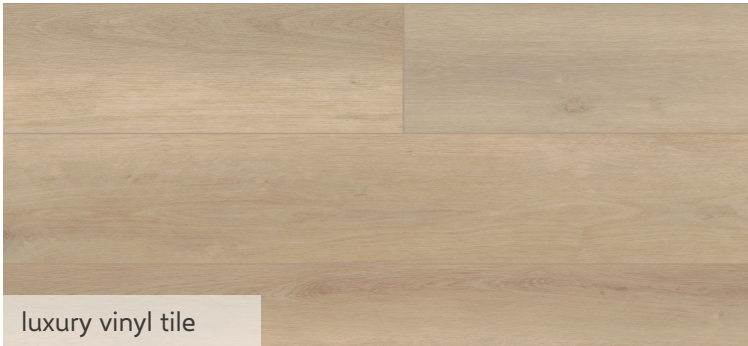
KITCHEN



backsplash



countertop



luxury vinyl tile

cabinet
paint



cabinet
hardware



cabinet
profile



island
pendants

BATHROOMS



countertop



shower & tub wall tile



shower floor tile



cabinet
paint



luxury vinyl tile



vanity
sconces



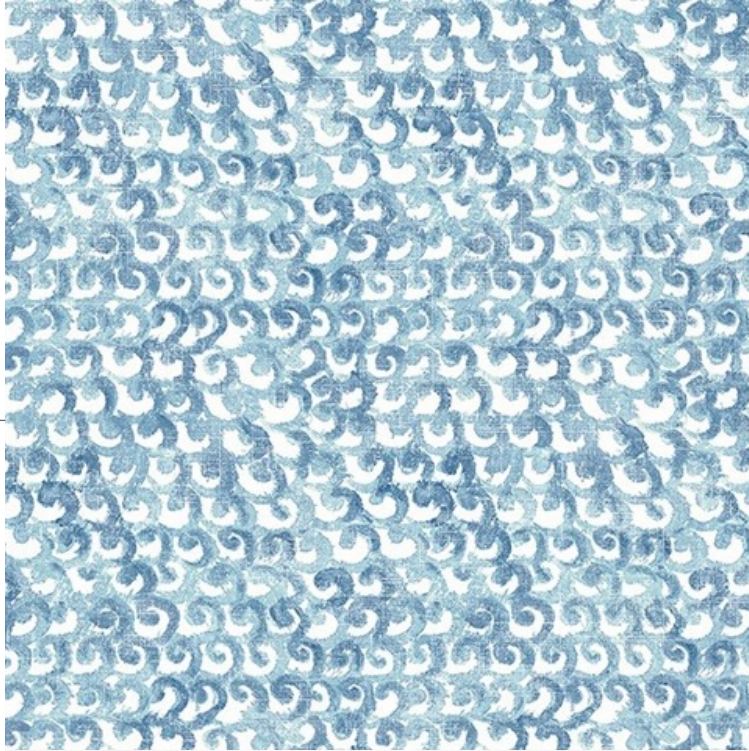
cabinet
profile

POWDER ROOM UPGRADE

shiplap wainscoting with wallpaper above

see attached pricing for individual upgrade costs

*coastal wave
wallpaper*

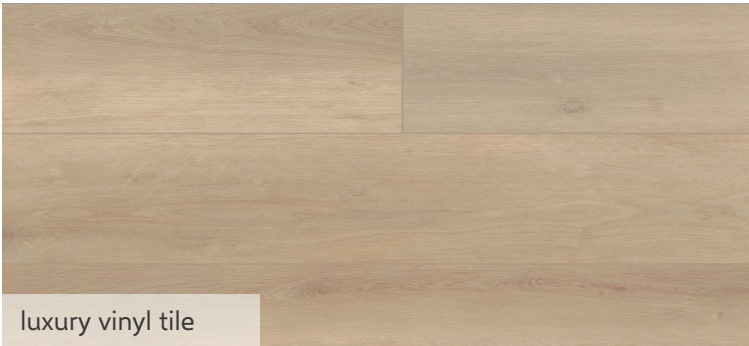


*painted
horizontal
shiplap*



shiplap paint

KITCHEN



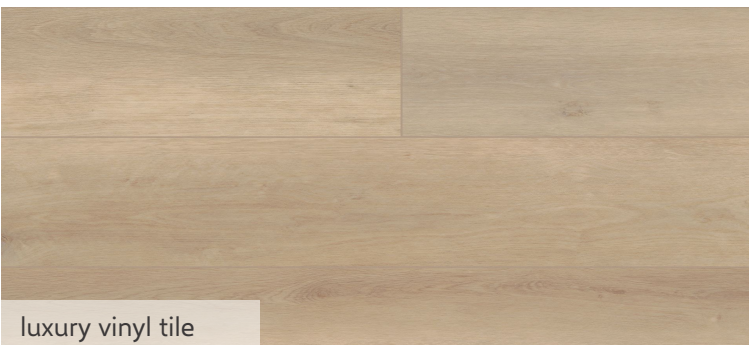
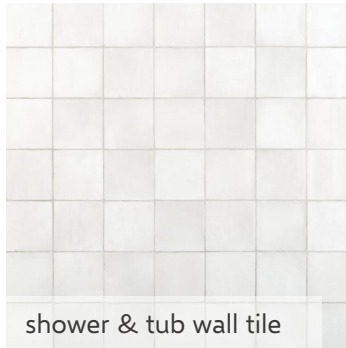
cabinet
paint



cabinet
hardware



BATHROOMS



POWDER ROOM UPGRADE

shiplap wainscoting with wallpaper above

see attached pricing for individual upgrade costs

*beachy
brushstroke
wallpaper*

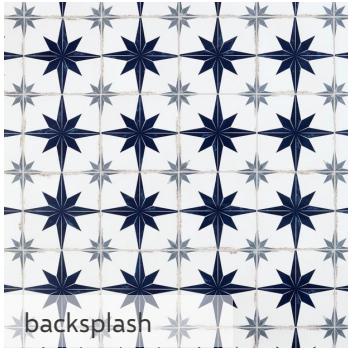
*painted
horizontal
shiplap*



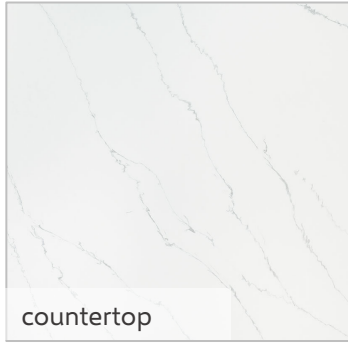
shiplap paint



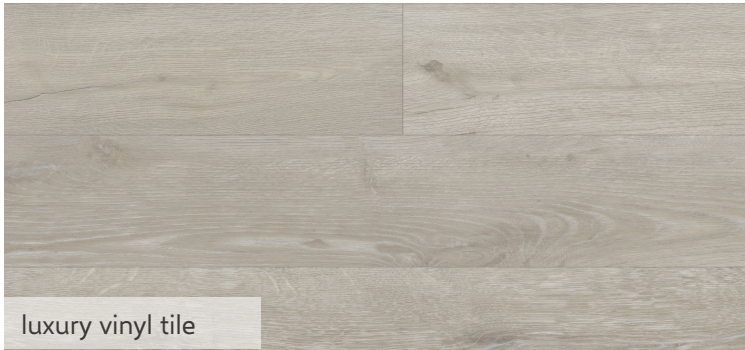
KITCHEN



backsplash

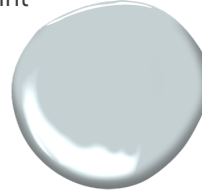


countertop



luxury vinyl tile

cabinet
paint



cabinet
hardware

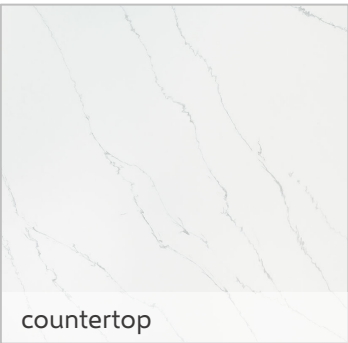


cabinet
profile

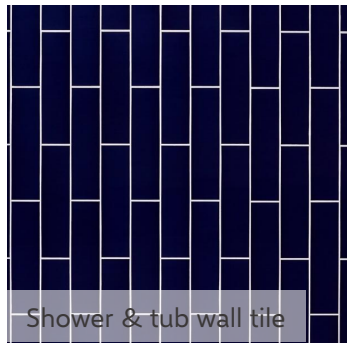


island
pendants

BATHROOMS



countertop



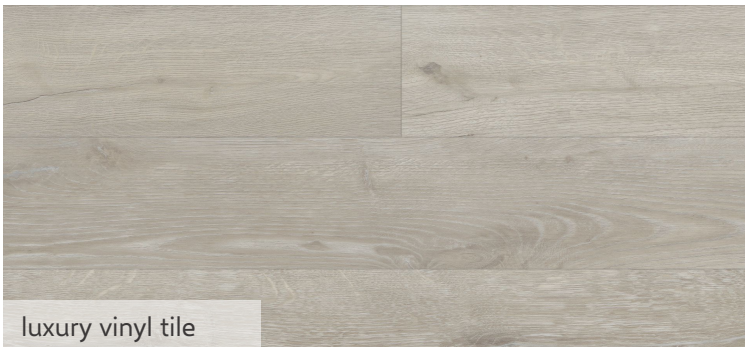
Shower & tub wall tile



shower floor tile



cabinet
paint



luxury vinyl tile



vanity
sconces



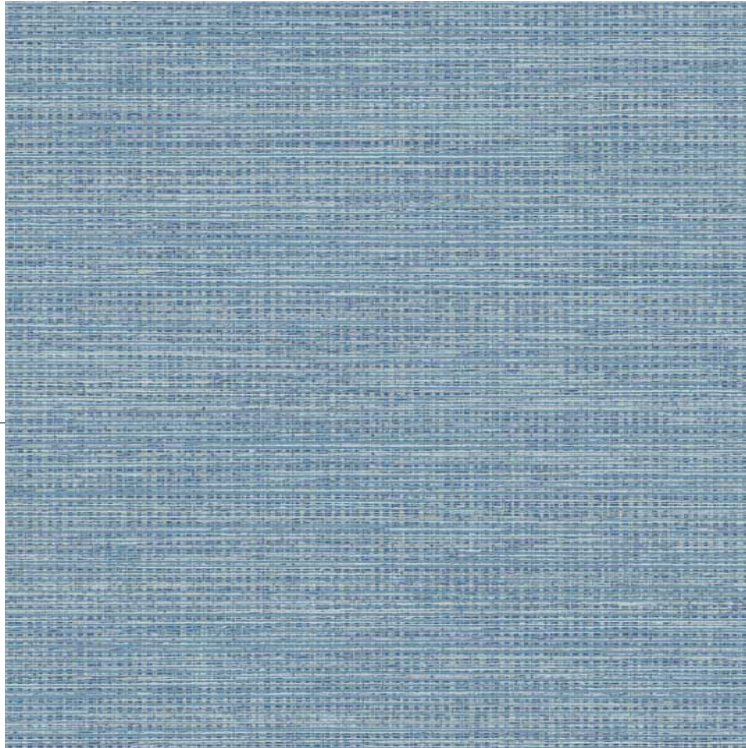
cabinet
profile

POWDER ROOM UPGRADE

shiplap wainscoting with wallpaper above

see attached pricing for individual upgrade costs

soft seagrass
wallpaper



painted
horizontal
shiplap



shiplap paint

UPGRADE OPTIONS & PRICING		
<i>Upgrade</i>	<i>Description</i>	<i>Price</i>
Golf Cart Garage	Approximately 15' deep garage with motorized opener. Will be located at rear of carport. This upgrade will require the pool size to decrease to roughly 8' x 10' in order to account for the additional vehicle parking on the side of the home.	\$16,000.00
Electric Vehicle Charging Outlet	One (1) 220V, 50 amp, 4-prong outlet for use of charging an electric vehicle. Specific vehicle charging connectors not included.	\$750.00
Generator Outlet	One (1) 220V, 50 amp outlet for use of generator to run priority household items during a power outage. Generator not included.	\$750.00
Exterior Cargo Lift	Aluminum exterior cargo lift with stainless steel connections installed on rear balcony. Lift rated for 1,000 lb. capacity. Additional concrete and electrical included.	\$20,000.00
Pool Heater	250K BTU pool heater, installed with standard pool equipment. Gas line and connections included.	\$6,200.00
Variable Speed HVAC	Variable speed HVAC units regulate airflow and temperature more easily and reduce energy consumption.	\$6,000.00
Recirculating Water Heater Pump	Recirculating pump installed on standard tankless gas water heater, for continuous hot water and reduced water use.	\$950.00
Solid Core Doors	Solid core doors offer additional durability and sound proofing.	\$2,000.00
Sound Proofing	Addition of open cell spray foam insulation between first and second floors and R-13 batt insulation between all walls. Standard sound proofing will include R-13 batt insulation between bathroom walls only.	\$1,500.00

UPGRADE OPTIONS & PRICING		
<i>Upgrade</i>	<i>Description</i>	<i>Price</i>
Brushed Nickel	Change all plumbing fixtures, door hardware & hinges, and bathroom hardware from Chrome to Brushed Nickel.	\$1,500.00
Built-In Bunk Beds	One (1) Twin over Queen bunk bed in Bedroom 4. Upgrade includes one (1) electrical outlet and one (1) light sconce at each bunk. Mattresses or bedding not included. If two (2) sets of bunk beds are requested, the unit price doubles. Please note, the City of Port Aransas should allow 13 people to occupy this residence for rental purposes.	\$7,000.00
Decora & USB	Decora outlets and switches throughout the home. USB outlets at Kitchen island and two (2) USB outlets per Bedroom are included.	\$1,500.00
Powder Room Wallpaper & Wainscoting	Installation of painted, horizontal shiplap wainscoting to 42" high at all walls of Powder Room, with wallpaper installed above. Paint and wallpaper selections are per the buyer's selected finish package. No substitutions or changes.	\$3,500.00
36" Gas Range & Vent Hood	36" ZLINE gas range and 36" built-in vent, or equivalent. Custom cabinetry vent hood included.	\$4,500.00
Microwave Drawer	Built-in ZLINE microwave drawer, or equivalent.	\$2,000.00
Beverage Refrigerator	Built-in GE beverage refrigerator, or equivalent.	\$1,500.00
Ice Maker	Built-in GE nugget ice maker, or equivalent.	\$4,000.00



CONSTRUCTION SPECIFICATIONS

FOUNDATION

Slab on grade foundation designed and engineered by Pillar Engineering

PLUMBING

Per National Standard Plumbing Code and using continuous PEX pipe

FRAMING

Framing construction is per International Residential Code and FEMA Windstorm requirements, and will be inspected and approved by the City of Port Aransas and Pillar Engineering

Exterior Walls	2" x 6" construction
Sheathing	7/16" ZIP board
Siding	Hardie siding
Trusses	Engineered floor and roof truss systems

WINDOWS

Windows	JELD-WEN white vinyl windows with impact glass
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EXTERIOR DOORS

Exterior Doors	Neuma white fiberglass, impact-resistant doors with laminated glass
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ROOFING

Roof	Aluminum, standing-seam roof
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Color	Dove Gray
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ELECTRICAL

Per National Electric Code and City of Port Aransas Amendments

Recessed Cans	6" with white baffle trim
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Ceiling Fans	52" contemporary white interior ceiling fan, without light kit
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Smoke Alarms	Installed per code requirements, with direct wire & battery back-up
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Pre-Wiring	One (1) CAT5 home run to one (1) location at all bedrooms and Family Room
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AIR CONDITIONING & HEATING

Air Handler	Carrier Coastal Series Model
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INSULATION

Insulation	Open cell spray foam
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