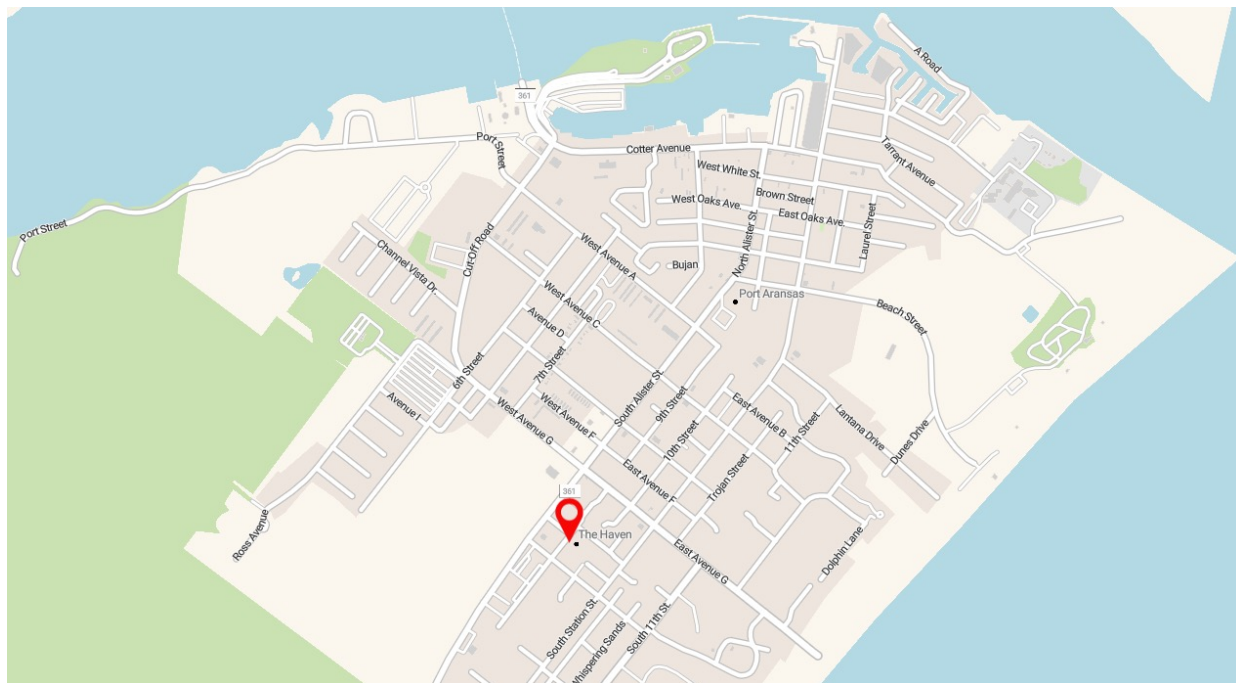


THE *Haven*  
AT NINTH STREET



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*



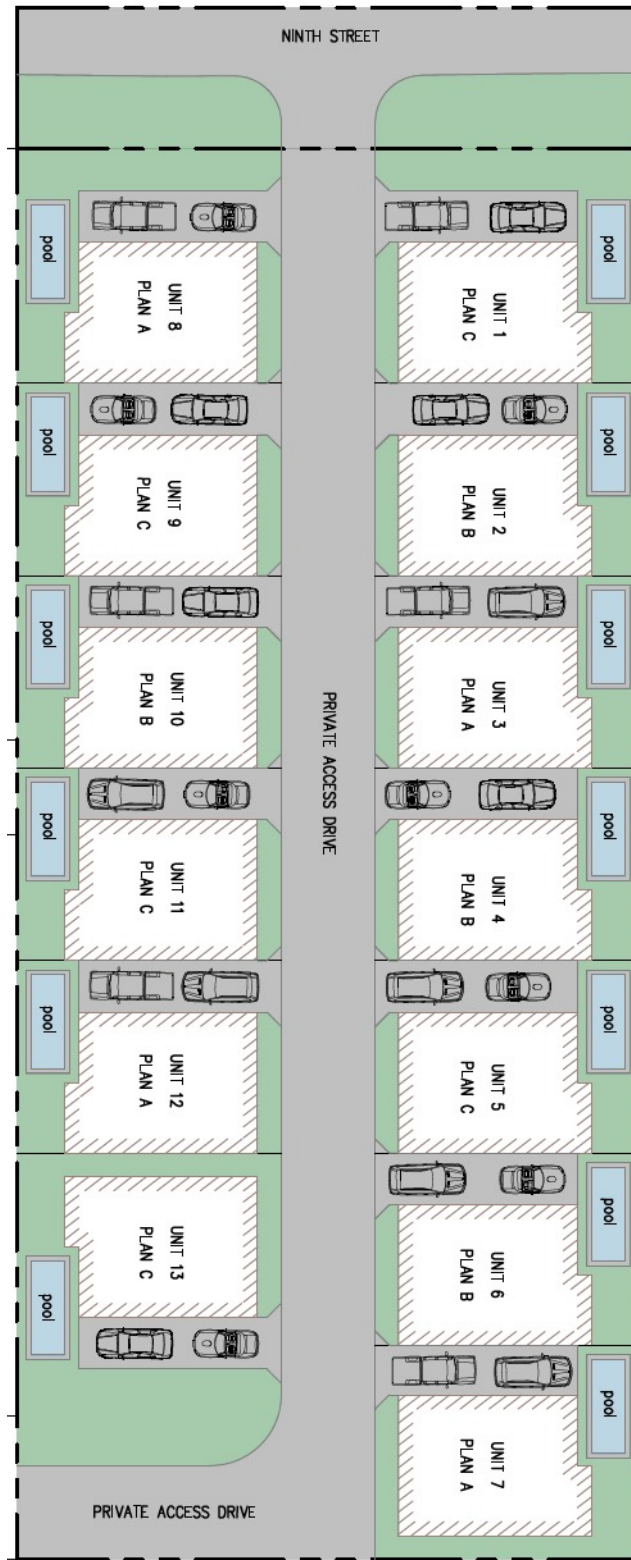
## SWINGS

*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



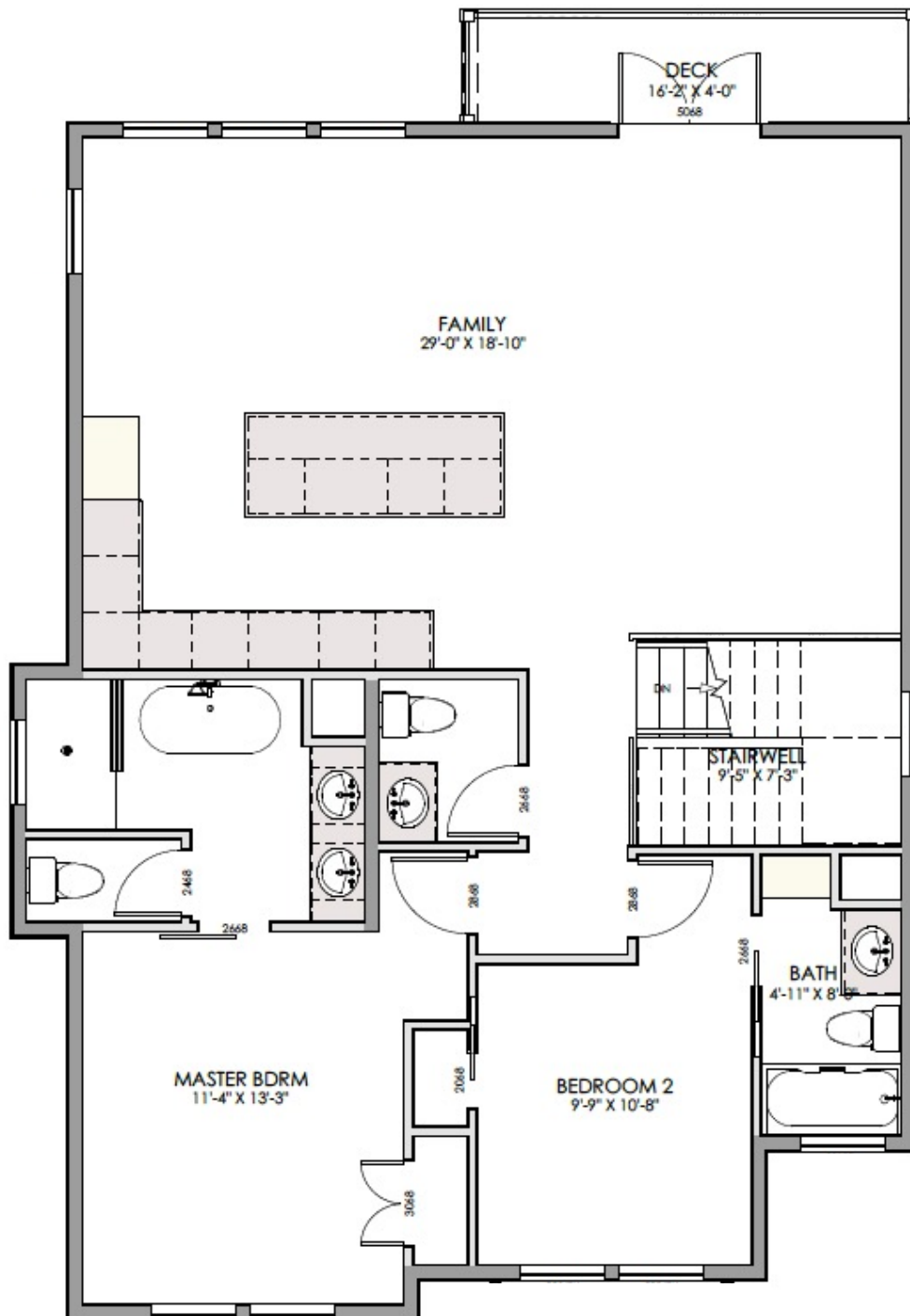
PLAN C

*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 cocktail 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.*

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CLOUDY SKY  
*Benjamin-Moore 2122-30*



OYSTER SHELL  
*Benjamin-Moore 846*



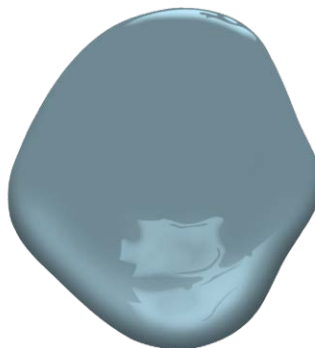
WHITE HERON  
*Benjamin-Moore OC-57*



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

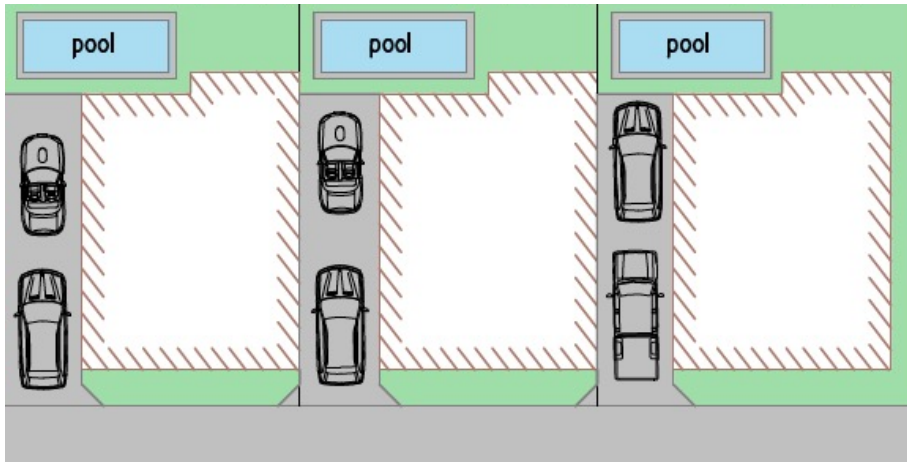


INTERIOR WALL, CEILING, TRIM & DOOR PAINT

- Benjamin-Moore Simply White



## COCKTAIL POOLS



### A PRIVATE COCKTAIL POOL AT EVERY RESIDENCE!

Pools are approximately 8' x 14' with a tanning ledge, glass mosaic waterline tile and light gray decking



**WATER LINE TILE**  
*1" x 1" glass mosaic*

## 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



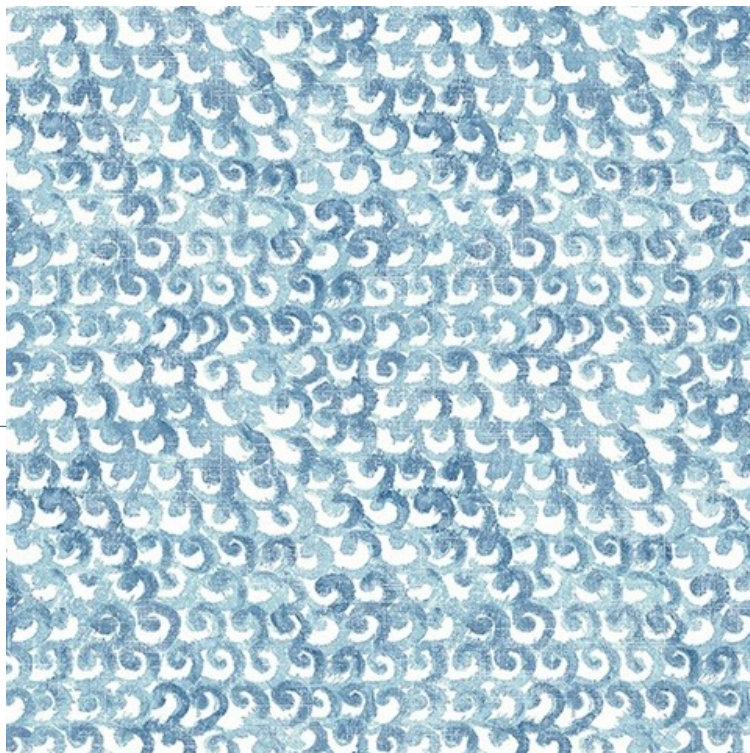
cabinet profile

**POWDER ROOM UPGRADE**

*shiplap wainscoting with wallpaper above*

*see attached pricing for individual upgrade costs*

*coastal wave  
wallpaper*



*painted  
horizontal  
shiplap*



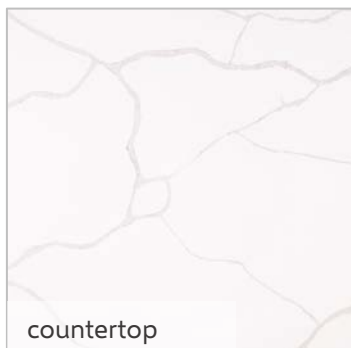
*shiplap paint*



KITCHEN



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*

*beachy  
brushstroke  
wallpaper*

*painted  
horizontal  
shiplap*



*shiplap paint*

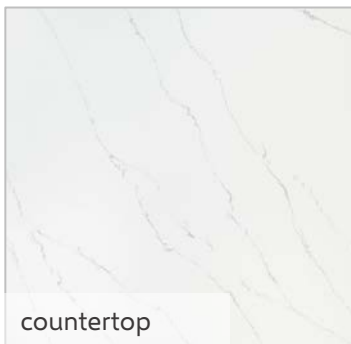




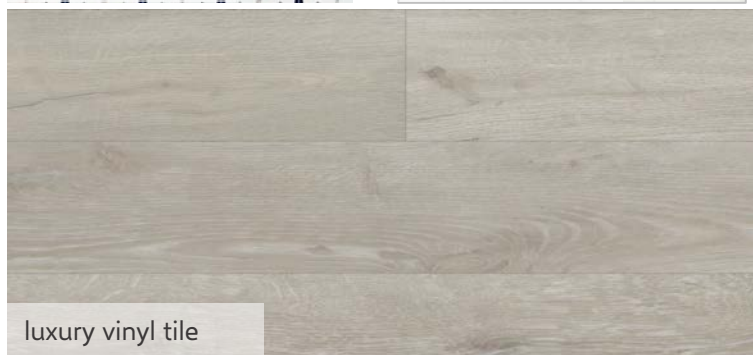
## KITCHEN



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



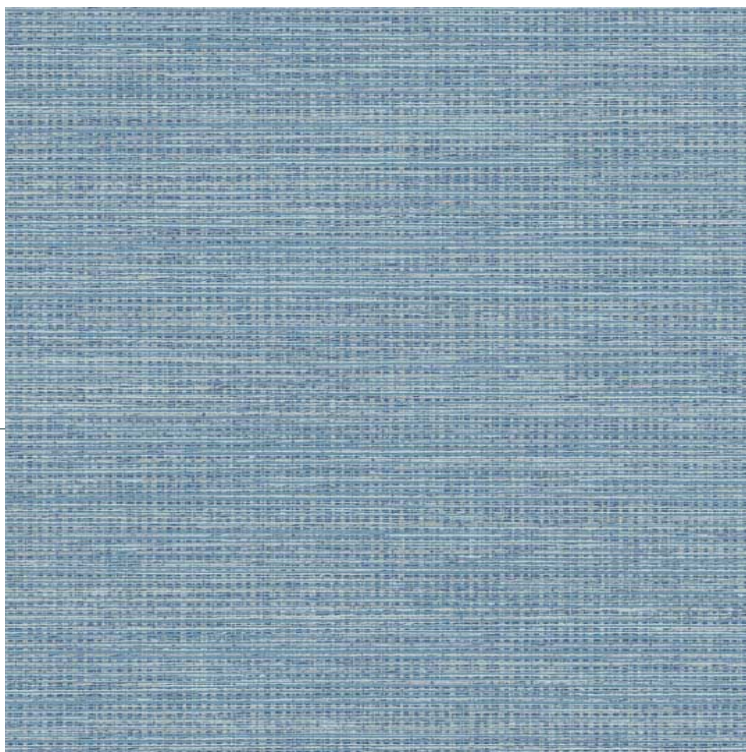
cabinet  
profile

## POWDER ROOM UPGRADE

*shiplap wainscoting with wallpaper above*

*see attached pricing for individual upgrade costs*

*soft seagrass*  
wallpaper



painting  
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 outlet for use of charging an electric vehicle. Specific vehicle charging connectors not included.	\$1,000.00
Generator Outlet	One (1) 220V, 50 amp outlet for use of generator to run priority household items during a power outage. Generator not included.	\$3,750.00
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. <b>If two (2) sets of bunk beds are requested, the unit price doubles.</b> 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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