

ROCKWOOD USA

BUILT WITH DISCIPLINE. DEFINED BY DETAIL.

LUXURY LIVING BACKED BY EXCEPTIONAL CONSTRUCTION

Behind every beautiful finish is an uncompromising commitment to quality. This home was designed and built to deliver exceptional comfort, energy efficiency, durability, and everyday livability for years to come.

A STRONGER FOUNDATION FOR LUXURY LIVING

- 2x6 exterior wall construction
- Roof rafters and ceiling joists spaced 16" on center
- Complete ZIP System weather-resistant sheathing
- Andersen® windows throughout
- R-22 bibbed and blown exterior wall insulation
- Tamlyn® flashing details throughout all siding transitions
- GAF Timberline HDZ® architectural shingles

Together, these features create a quieter, more efficient, and more durable home designed to perform well beyond industry standards.

COMFORT IN EVERY SEASON

A Home That Feels Different

True luxury is not simply how a home looks. It's how it lives. This residence incorporates an advanced collection of comfort and air-quality systems rarely found in production homes.

- Daikin Fit® high-efficiency HVAC systems
- Dedicated garage HVAC system
- Whole-home dehumidification
- ERV fresh-air ventilation system
- Dual tankless water heaters
- Remote-mounted vent hood motor for ultra-quiet kitchen operation

The result is cleaner air, better humidity control, greater energy efficiency, and a more comfortable indoor environment year-round.

THE MECHANICAL ROOM ADVANTAGE

Instead of placing critical mechanical equipment in unconditioned attic spaces, all major systems are housed within insulated, climate-controlled mechanical rooms.

- HVAC equipment
- Tankless water heaters
- Ventilation systems
- Mechanical service components
- **Benefits:** Improved equipment performance • Extended equipment life • Easier maintenance access • Reduced exposure to extreme Texas temperatures

DESIGNED FOR HOW YOU LIVE

Every aspect of the home was planned around comfort, privacy, and convenience.

- Every bedroom features a private en-suite bath
- Secondary bedrooms with 10-foot ceilings
- Tall ceilings throughout the home
- Solid-core interior doors
- Wood baseboards throughout
- Minka® ceiling fans
- Gas fireplace with remote start

A KITCHEN WORTH GATHERING IN

At the center of the home is a chef-inspired kitchen featuring premium appliances and thoughtful design.

- Complete Thermador® appliance package
- Additional refrigerator in the pantry
- Additional refrigerator in the laundry room
- 33-inch farmhouse sink
- Soft-close cabinetry throughout
- Designer cabinet hardware
- Under-cabinet lighting

OUTDOOR LIVING WITHOUT COMPROMISE

The luxury lifestyle extends beyond the walls of the home.

- Full outdoor kitchen
- Premium Coyote® grilling package
- Outdoor refrigerator
- Rear porch surround-sound prewire

CONNECTED, PROTECTED, AND FUTURE READY

The infrastructure behind the walls has already been planned for tomorrow's needs.

- Security camera prewire locations
- Surround sound prewire in: Family Room, Primary Suite, Game Room, Outdoor Living Area
- Pre-piped for future whole-home water filtration
- Holiday lighting package with dedicated soffit receptacles

BUILT FOR EXPANSION

Rarely found in today's market, the electrical infrastructure has already been designed with future additions in mind.

- 400-amp electrical service
- Dedicated 100-amp panel for future workshop or barn
- Dedicated 100-amp panel for future pool equipment

Whether your plans include a resort-style backyard, detached workshop, or future property enhancements, the infrastructure is already in place.

THE ROCKWOOD USA DIFFERENCE

Luxury is more than finishes. Luxury is peace of mind. It is knowing the home was built with superior materials, advanced systems, thoughtful planning, and a relentless commitment to quality.

This is a residence designed to look exceptional today and perform exceptionally for years to come.

ROCKWOOD USA

Built with Discipline. Defined by Detail.