



Don't wait another moment to find your new home in the Grove at Lakewood Ranch West, a premier new home community located in Temple, TX. With the most popular features already included, personalizing your home is easier than ever! Take advantage of everything West Temple has to offer, with shopping, dining & more just minutes away.

## Starting in the \$380s

Homes Range from 2000 - 2700 sqft.



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## Included Features in Grove West

- ✓ Stained Maple Cabinets w/Built-In Trashcan
- ✓ Under Cabinet Lighting (per plan)
- ✓ 3cm Granite Counters in Kitchen w/ Decorative Backsplash Designs
- ✓ Disposal Air-Switch at Kitchen Countertop
- ✓ Stainless Steel Undermount Sink
- ✓ High Arc Kitchen Faucet
- ✓ Cooktop with Built-In Oven, Built-In Microwave & Vent Hood
- ✓ 3cm Granite Countertops w/ Undermount Sinks in Baths
- ✓ 3/8" Shower Glass (per plan)
- ✓ Raised Bath Vanities (36" Height)
- ✓ Framed Mirrors
- ✓ Chrome Plumbing Fixtures
- ✓ Tile in All Main Living Areas
- ✓ Crown Moulding in Kitchen, Breakfast, Family, Dining/Study & Entry (per plan)
- ✓ Craftsman 2 Panel Smooth Interior Doors
- ✓ Mahogany Front Door with Decorative Design
- ✓ Ceiling Fans (all bedrooms)
- ✓ Designer Lighting Packages
- ✓ LED Flush Mount Downlights
- ✓ 2" Blinds Throughout & Integrated Blinds at Patio Door
- ✓ 3rd Car Garage
- ✓ Wifi Garage Door Opener
- ✓ Decorative Garage Doors w/Handles and Hinges
- ✓ Covered Back Patio (per plan)
- ✓ Soft Water Loop (per plan)
- ✓ Electric Car Plug (per plan)
- ✓ Front Yard Landscaped with Coordinating Rock-Edged Flower Bed
- ✓ Full Yard Sod & Irrigation
- ✓ 6' Cedar Privacy Fence
- ✓ Dimensional Shingles with 30 Year mfr. Warranty
- ✓ Internet Home Run Wiring
- ✓ Double-Pane Low-E Vinyl Windows
- ✓ Carrier HVAC System w/Heat Pump
- ✓ Omega Quality Assurance Program
- ✓ Industry Leading 1-2-10 StrucSure Warranty

## Options to consider:

- ☐ Designer Laminate Flooring Options
- ☐ Tile in Family Room
- ☐ Premium Granite Selection
- ☐ Maple Painted Cabinets
- ☐ Cabinet Hardware
- ☐ Designer Backsplash
- ☐ Pendant Lighting at Island
- ☐ Bullnose Corners
- ☐ Satin Interior Wall Paint
- ☐ Two-Tone Interior Paint
- ☐ Door Levers
- ☐ Brushed Nickle or Black Plumbing and Door Accessories
- ☐ Grand Shower in Bath 1\*\*
- ☐ Linen Cabinet above Toilets
- ☐ Comfort Height Toilets
- ☐ Additional Electrical Outlet(s)
- ☐ Keypad Remote at Garage Door
- ☐ Gutters
- ☐ Two-Tone Exterior Paint
- ☐ Uncovered Extended Patio\*\*\*
- ☐ Structural Plan Options\*\*\*



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*Floor plan designs, options, pricing and availability subject to change without prior notice or obligation. Some listed features and options may not be available on this home and/or are subject to change. Your New Home Sales Agent will verify specific availability for your floor plan.*