



# SOUTHERN POINTE

Southern Pointe is a master planned community featuring a community lake, scenic trails, parks, and greenspaces. Located in south College Station at the former Texas World Speedway, Southern Pointe is where quality & affordability meet!

## Starting in the \$320s

Homes Range from 1500 - 3000 sqft.



[www.omegabuilders.com](http://www.omegabuilders.com)

spa-medallion | rev 06-01-23

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## Included Features in Southern Pointe

- ✓ Stained Birch Cabinets
- ✓ 3CM Granite Counters in Kitchen w/ Tile Backsplash
- ✓ Single Level Island (per plan)
- ✓ Disposal Air-Switch at Kitchen Countertop
- ✓ Stainless Steel Undermount Sink
- ✓ High Arc Kitchen Faucet
- ✓ Stainless Steel Appliances
- ✓ Microwave Vented to Exterior
- ✓ Tile Floor in Kitchen, Dining, Entry, Utility & Bathrooms
- ✓ 3CM Granite Countertops w/ Undermount Sinks in Baths
- ✓ Shower/Tub Tile Surround All Baths
- ✓ Separate Tub and Shower (per plan)
- ✓ 3/8" Shower Glass (per plan)
- ✓ Raised Bath Vanities (36" Height)
- ✓ Chrome Plumbing Fixtures
- ✓ Craftsman 2 Panel Smooth Interior Doors
- ✓ 3 Lite Craftsman Fiberglass Door w/Accent Paint
- ✓ Ceiling Fans (all bedrooms)
- ✓ Designer Lighting Packages
- ✓ LED Flush Mount Downlights
- ✓ 2" Blinds Throughout & Integrated Blinds at Patio Door
- ✓ Wifi Garage Door Opener
- ✓ Covered Back Patio (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
- ☐ Cooktop w/Built-In Appliances (per plan option only)\*\*
- ☐ Maple Painted Cabinets
- ☐ Cabinet Hardware
- ☐ Under Cabinet Lighting
- ☐ Trashcan Pull-Out
- ☐ Decorative Backsplash Designs
- ☐ Pendant Lighting at Island
- ☐ Crown Moulding
- ☐ Bullnose Corners
- ☐ Satin Interior Wall Paint
- ☐ Two-Tone Interior Paint
- ☐ Door Levers
- ☐ Brushed Nickle or Black Plumbing and Door Accessories
- ☐ Shower ILO Tub - Bath 1\*\*
- ☐ Framed Mirrors
- ☐ Linen Cabinet above Toilets
- ☐ Comfort Height Toilets
- ☐ Washer & Dryer
- ☐ Additional Electrical Outlet(s)
- ☐ Electric Car Plug
- ☐ Keypad Remote at Garage Door
- ☐ Gutters
- ☐ Two-Tone Exterior Paint
- ☐ Uncovered Extended Patio\*\*
- ☐ Extended Garage\*\*
- ☐ 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.*