

Construction Specifications

23107 VISTA DE TRES LAGOS



STANCLIFF
CONSTRUCTION
LLC

CONTACT: NAVI CHEEMA | (432) 288-5336

Exterior

Foundation	Slab foundation
Roof Surface	Composite Shingles
Exterior Walls	Stucco
Entry Door	Single Entry Iron & Glass Door (see entry door options)
Garages Doors	Glass tinted garage door (see garage door options)
Exterior Side Doors	Aluminium single glass doors
Patio Slider Doors	10' Aluminium slider doors
Windows	Aluminium black frame windows
Smart fog windows	Front elevation fixed windows (excludes egress windows)
Gutters	Front and rear, standard gutters
Driveway	Concrete driveway & walks
Insulation	Blown in Insulation
HVAC	4 units (5Ton x1 , 3Ton x 3) Trane Hvac systems
Water heater	Tankless gas water heater
Landscaping	Full sod front and back; sprinkler system full yard; landscaped front yard
Pool/Spa	30'x 15' Headed Pool/Spa by Ocean Edge (2 fire bows), App automation, Jandy Pool Equipment

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Interior

Allowance
Amount

Drywall	Level 3, square sheetrock corners per plans	
Flooring	Wood tiles, Porcelain marble tiles, Carpet (see flooring options) or allowance	\$15,000.00
Countertop	Porcelain Marble, Quartz (see countertop options) or allowance	\$35,000.00
Tile Backsplash	Porcelain Marble & Tile (see marble options) or allowance	\$10,000.00
Marble Veneers	Porcelain Marble veneers around fireplace floor to ceiling, study cabinet wall, bathroom showers, powder accent wall	
Interior Doors	Shaker doors (see interior door options) & double glass door for study (see door options)	
Interior Fireplace	72" electric fire place 1500W heater, in wall recessed, black - crystals	
Exterior Fireplace	Kingsman OFP 42 Outdoor Fireplace	\$2,500.00
Garage flooring	Epoxy garage floors	
Stair treads	Porcelain Marble (see marble options); Wood treads for any secondary stair-case	
Stair railing	Iron or glass with builder's vendor	
Cabinetry	Paint grade shaker, beaded, slab door, laminate door in kitchen, study, bars, side of living room fireplaces, utility, mud, bathrooms, primary closet, game room (see cabinet options)	
Cabinet Hardware	Cabinet hardware allowance	\$2,000.00
Door Hardware	Allviews hardware, Mingjia hardware or allowance (see hardware options)	\$1,000.00
Appliances	FBS Appliance Thermador Package enclosed	\$35,000.00
Outdoor Kitchen appliances	Outdoor Kitchen Package (Vendor: TBD)	\$15,000.00
Plumbing Fixtures & Sinks	Ferguson Bath, Kitchen & Lighting allowance	\$10,000.00
Tub	in primary bathroom; 67" Acrylic Freestanding Bathtub	\$1,000.00
Lighting Allowance	Light fixture all rooms including mirrors or allowance	\$13,000.00
Ceiling fans	Wingbo 54" fans (all bedrooms) or allowance	\$3,000.00
Paint	Sherwin Williams paint colors	
Commodes	Electric commodes or allowance.	\$6,000.00
Interior Speakers	In wall Sono speakers in living room, kitchen, game room and outdoor patio	
Prewiring	Prewiring for sound in Media room	
Cameras	12 LTS dome cameras (interior & exterior)	
Security panel	Point Pro security installation (panel & connection)	
Front door handle	Multipoint security lock stainless steel (see front door options or allowance)	\$500.00
Wood wall accent panelling	All bedrooms, study & stairway wall	
Lutron light switches	All bedrooms, study, primary bathroom, kitchen, dining, game room	
Fur down ceiling lights	All bedrooms	
Interior Design	5 design meetings with builder's designer of choice	
Warranty	1-2-10 Home Buyer's Warranty	

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Entry Door



**DOUBLE MODERN
GEOMETRIC DESIGN**



**CLASSIC FRENCH
GLASS DESIGN**



**DOUBLE MODERN
DESIGN**

Garage Door



Aluminum and glass
door – can choose
number of glass
panes, glass opacity
style

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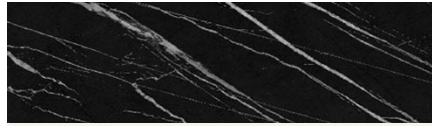
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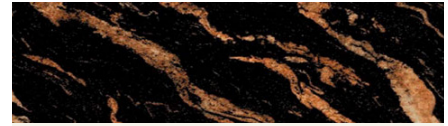
Countertops & Backsplashes



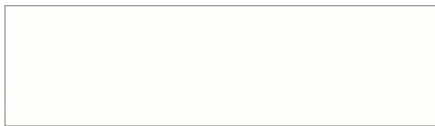
CORIAN / QUARTZ 1



MARQUINA VENATO - HIGH GLOSS



BLACK FUSION - HIGH GLOSS



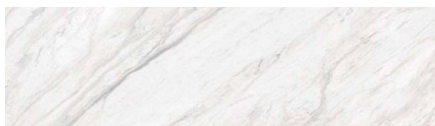
CORIAN / QUARTZ 2



VERSACE GOLD - HIGH GLOSS



STATUARIO ELITE - HIGH GLOSS



CARRARA - HIGH GLOSS



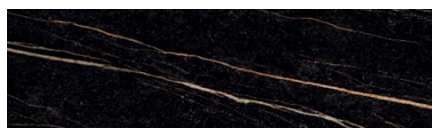
ROMANO - HIGH GLOSS



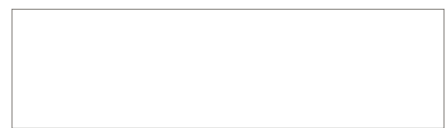
NEW PIETRA GREY - HIGH GLOSS



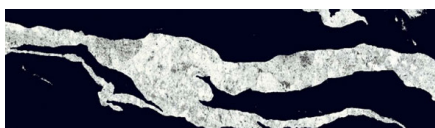
ROME - HIGH GLOSS



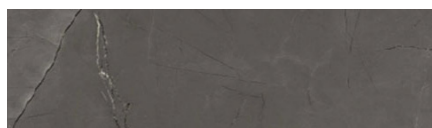
MARQUINA GOLD - HIGH GLOSS



CRYSTAL WHITE - HIGH GLOSS



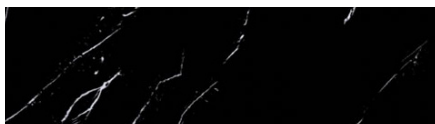
COPA CABANA - HIGH GLOSS



ARMANI GREY - HIGH GLOSS



NEW PIETRA GREY - LISCIARE



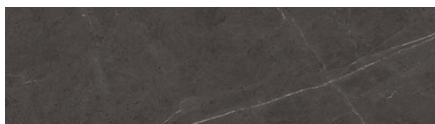
NERO MARQUINA - HIGH GLOSS



CALACATTA BIANCO - HIGH GLOSS



BLACK - HIGH GLOSS



PIETRA GREY - HIGH GLOSS



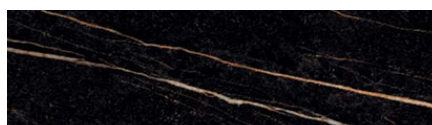
AURA - HIGH GLOSS



NEW VERSACE GOLD - HIGH GLOSS



CALACATTA BORGHINI - HIGH GLOSS



SHARA NOIR - LISCIARE

Construction Specifications

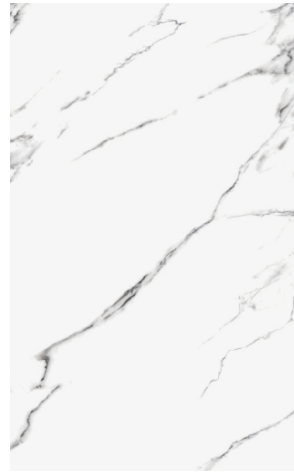
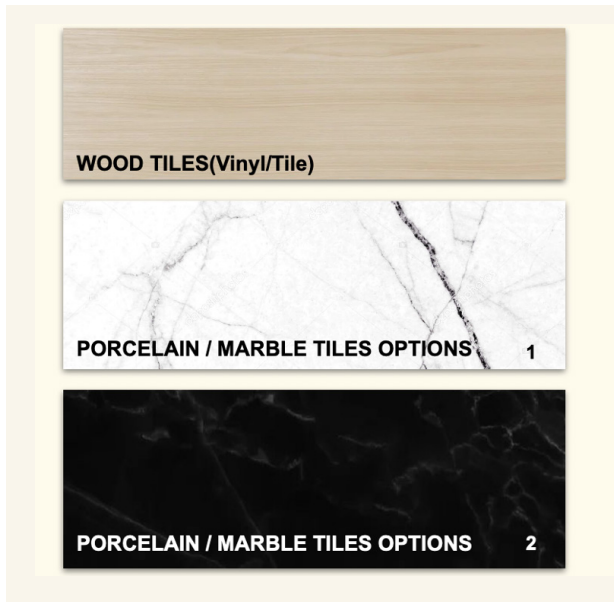
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Flooring



Rome

Lucidato (Polished)
Lisciaire (Matt)



Antique Grey

Lucidato (Polished)
Lisciaire (Matt)

ALPINE BEIGE



ALPINE NATURAL



AMERICAN WALNUT BEIGE



AMERICAN WALNUT ALMOND



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Marble Walls

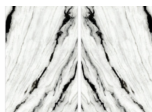


Golden Onyx A Golden Onyx B



Golden Onyx Book Match

High Gloss /
Lisciaire

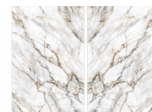


Panda White A Panda White B

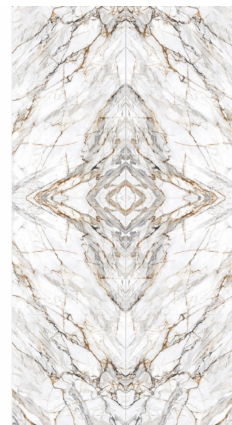


Panda White Book Match

High Gloss /
Lisciaire



Calacatta Luxor A Calacatta Luxor B



Calacatta Luxor Book Match

High Gloss /
Lisciaire



Rome A Rome B



Rome Book Match

Lucidato (Polished)
Lisciaire (Matt)



Calacatta Borghini A Calacatta Borghini B



Calacatta Borghini Book Match

Lucidato (Polished)
Lisciaire (Matt)

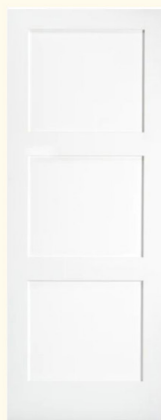
Interior Doors



ONE PANEL SHAKER



TWO PANEL SHAKER



**THREE PANEL
SQUARE SHAKER**

2



**SINGLE DOUBLE DOOR
WITH CLEAR GLASS**



**MULTI GLASS DOUBLE
DOOR WITH A CHOICE OF
CLEAR OR PRIVACY
GLASS**

2

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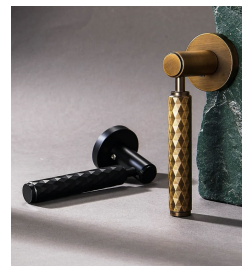
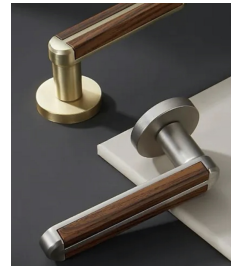


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Door Hardware

Lock & Knobs



Note:
More options available
upon request

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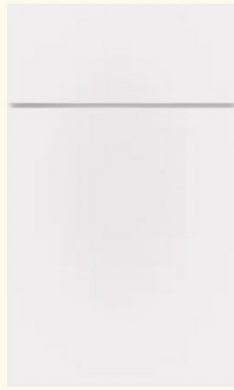
Cabinetry



SHAKER STYLE



BEADED STYLE



SLAB DOOR



LAMINATE DOOR

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Front Door Hardware

Pack 1.



Pivot Hinge

Brand: "KINGLONG" / "DORMA"
Max Door Weight: 80-300kg
Color: ☐ Black ☐ Silver



Handles

Material: Stainless Steel
Color: ☐ Black ☐ Silver
Shape: ☐ Rectangular ☐ Circular
Length: ☐ 120cm/47.2in. ☐ 150cm/59.02in.
☐ 180cm/70.86in.



Lock

Multipoint Security Lock

Pack 2.



Pivot Hinge

Brand: "KINGLONG" / "DORMA"
Max Door Weight: 80-300kg
Color: ☐ Black ☐ Silver



Lock

Brand: SAMSUNG/PHILIPS
Color: ☐ Gold ☐ Silver ☐ Black
Open Way: APP, fingerprint, password, keys, NFC, IC Cards
Language: English (Voice & UI)

Pack 3.



Swing Hinge

Material: Stainless Steel 304
Color: ☐ Black ☐ Silver ☐ Gold



Handles

Material: Stainless Steel
Color: ☐ Black ☐ Silver
Shape: ☐ Rectangular ☐ Circular
Length: ☐ 120cm/47.2in. ☐ 150cm/59.02in.
☐ 180cm/70.86in.



Lock

Multipoint Security Lock

Note: More options available upon request