

POSITANO

LAS COLINAS

Exterior

- Distinctive Tuscan-inspired two and four story designs
- Brick, stone and stucco exterior
- S-shaped concrete roof tile by Monier Lifetile
- Three distinctive exterior color schemes
- Guest parking including carports with tile roofs
- Landscape design by award-winning landscape architect
- Limited access gated community
- Underground utilities throughout the community
- Drive-through mail port at main entry
- Full gutters and downspouts
- Broom finished sidewalks and driveways
- Broom finished private patios
- Cast stone address plaque for villas

Interiors

- Nine to ten foot ceilings throughout all homes with twenty foot volume loft plans
- Vaulted wood-beamed ceilings in villas
- Private terrace
- Patio doors off master bedroom and great room lead to homeowner's private veranda in villas
- Gas fireplace in the great room and/ or master bedroom with stone surround and hearth with mantels in select floor plans highlighted by recessed lighting
- Color coordinated painted and textured ceilings and walls
- Rounded sheetrock outside corner details
- Archways and art niche details in select plans
- Pendant lighting
- Wood windowsills and aprons
- Media router closets and built-in computer workstations available in select plans
- Designer series lighting at dining room
- Select floor plans feature a built-in wet bar
- Stainmaster carpet exceeds FHA single family minimum standards over high-density rebond pad
- Wood shelving in all closets
- Walk in closets in all bedrooms
- Linen closets in all plans
- Special finish front entry doors
- Eight foot paneled interior doors with bronze hardware
- Bedroom closet lighting activated by occupancy sensor
- Bronze hardware including privacy sets on bathrooms and bedrooms

Entry and Garage

- Round top 8 ft. stain grade solid wood entry door with bronze finish handle set in villas
- Square top 8 ft. stain grade solid wood entry door with bronze finish handle set in flats and lofts
- Paneled 8 ft. interior doors throughout the home featuring bronze finish hardware
- Insulated metal garage doors with stained wood carriage door overlay
- Painted sheetrock walls and ceilings in the garage of the villas

Kitchen

- Stainless steel GE appliances including side by side refrigerator with factory installed water filter and icemaker, ultra-quiet dishwasher, built-in oven, trash compactor, Advantium speed cook wall oven and five burner gas cook top
- Stainless steel double basin under counter mount sink with vegetable sprayer and garbage disposal
- Spacious pantries
- Wood cabinets with bronze hardware
- All floor plans feature kitchens with center islands or breakfast bars
- Recessed lighting
- Granite countertops and splashes
- High quality porcelain tiled floors
- Under cabinet lighting

Bathroom

- Large oval luxury whirlpool bath tubs
- Full size porcelain tiled shower in master bath
- Wood cabinets with bronze hardware
- Distinctive mirrors, lighting and bronze hardware
- Designer series cultured marble raised countertops
- Elongated commodes
- All powder rooms feature unique vanity sink

Foundation and Framing

- Villas have professionally engineered post tension supported slab on grade
- First floor flats and lofts have structurally engineered concrete floors
- All buildings have pre-swell water injection treatment used in Las Colinas to control potential soil movement
- Engineered wood floor trusses for second, third and fourth floors, where applicable

Energy Efficiency

- High efficiency on demand gas tankless hot water heaters
- Individual water meters linked to automated billing system
- High efficiency cost saving foam insulation R-13 exterior walls, R-11 party walls on one side and R-30 attic
- High efficiency hydronic heating and 13 SEER air conditioning systems
- Double insulated high efficiency vinyl windows

Electrical and Technology

- Community access control system utilizing “Toll Tag” readers
- View guests at the guest entry from your home via closed circuit television
- Pre-wired intrusion alarm system including a keypad control panel
- Cable television ready
- Wired for high speed internet access
- Smoke detectors in all homes
- Multiple phone outlets
- Mid-rise buildings protected by fire sprinkler systems

Landscaping

- Tuscan-inspired community accentuated by tree groves, shrubs, flowers, open grass areas and lawn art
- Automated lawn irrigation system
- Pedestrian friendly community with courtyards highlighted by ornamental lighting
- Designated dog walk areas with waste disposal stations

Recreation

- Swimming pool and heated spa
- Exercise room with cardiovascular and weight training equipment
- Cabana with community lounge and kitchen
- Sand volleyball court
- Picnic areas with gas barbeque grills highlighted by an overhead trellis

Flats and Lofts

- Enclosed garage with limited access
- Fresh air circulation system and carbon monoxide detectors in garage
- Monitored fire sprinkler system in mid-rise buildings
- Two assigned parking spaces in garage per residence
- Each building has 2 elevators servicing no more than 5 residences per floor
- Trash chute and re-cycling chute on each floor
- Additional limited access guest entry at front door to each building

*Features subject to change

**Subject to building code modification – attic may not be spray foam insulated