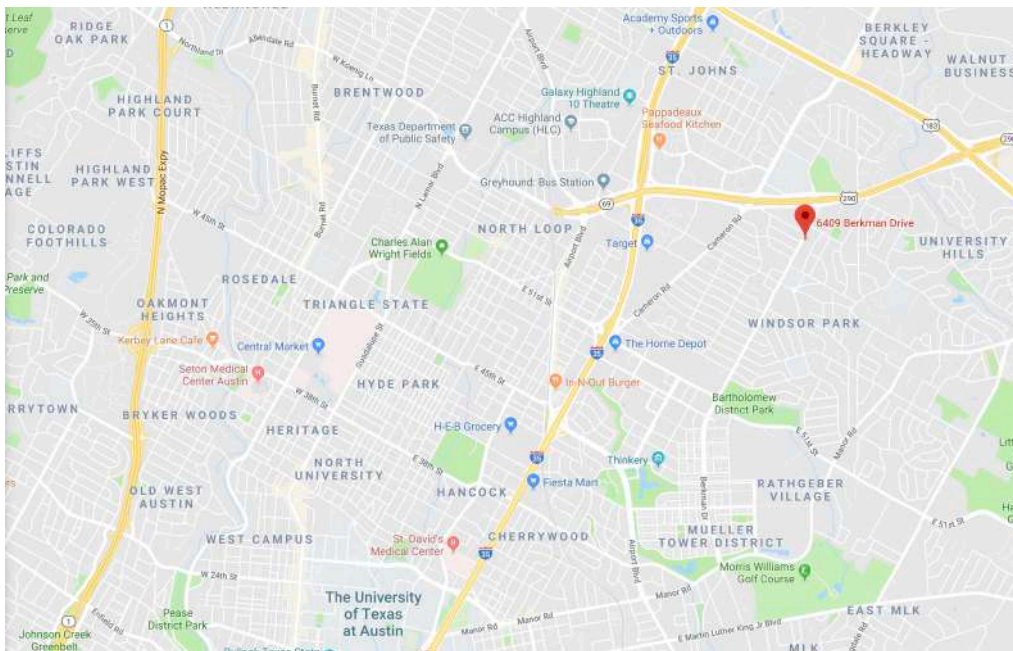




TRUE NORTH
HOMES

SKYLINE ON BERKMAN

Central Austin Living



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SKYLINE ON BERKMAN

Central Austin Living

Exclusive Custom Features

Dream Kitchen

Granite kitchen countertops (3.0 cm) offer timeless beauty and a solid and durable surface
Custom quality cabinetry with adjustable shelves on 42" upper cabinets
Durable 8" deep rectangular stainless steel under-mounted sink with garbage disposal allows for easy cleanup
Moen or Delta faucet with pull-out vegetable sprayer
Attractive ceramic tile backsplash adds beauty to function
Superior quality Whirlpool stainless appliance package includes gas range, microwave oven with vent to outside and Energy Star rated dishwasher
Waterline provided for icemaker
Recessed can lighting for better illumination
Hard-surface upgraded ceramic tile flooring

Relaxing Baths

High vanity with double sink at master bathroom
Elongated commodes at all bathrooms
Metro Quartz vanity tops with under-mounted porcelain bowls at master bath offer elegance and functionality
Custom quality vanity cabinet with cultured marble countertop and sink at second bath
Spacious shower with hard-surface wall tile at master bath
Cement board ceramic tile backing for added strength and durability
Hard-surface ceramic tile flooring at all bathrooms
Moen or Delta brushed-nickel plumbing fixtures
Wall mounted cabinet with porcelain sink and accent ceramic tile wainscoting at powder room

Luxurious Interior

Available interior designer selection packages *East Austin Classic* and *East Austin Modern* creating a custom feel
Smooth 1x4 baseboards and door casings
Two-tone interior paint
Recessed lighting
Brushed Nickel fixtures
Ceiling fans at all bedrooms
Modern metal handrail and partial horizontal balusters at stairs
6'8" tall contemporary four-square panel doors
Convenient upstairs laundry closet
Large windows and elegant sliding door at ground floor
Innovative light well at center of home for natural lighting
Orange peel light texture and straight corners for a contemporary finish out and feel

Timeless Exterior

High Quality genuine stucco exterior on four sides with accent material at front elevation
Unique modern exterior architecture
Dark vinyl-framed (less heat transfer), double-pane windows with low-e glass for higher efficiency
Low-E glass for higher efficiency
Full sod backyard to be maintained by home owner, fenced backyard (subject to approval by City of Austin)
Low-maintenance 16' garage door with opener and two remotes
Designer exterior front door



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Exclusive Custom Features

Home Comfort Features

Balanced air pressure which comes from jump ducts, returns or transfer grills allow the HVAC system to function at peak efficiency
Dual zone HVAC system with electronic damper for optimal temperature regulation upstairs and downstairs
High-performance media filter system cleans more efficient than standard fiber filters
Programmable thermostats maximize home comfort and HVAC function
Sound-dampening insulation for comfort and peace-of-mind
Carbon monoxide detectors for added peace of mind

Energy Saving Features

High-efficiency 16 SEER air conditioning system
Energy-saving gas heating system with electronic ignitor
Energy-saving tankless gas water heater
Vinyl-framed low-E windows for higher efficiency
Spray-foam insulation at exterior roof/attic
R-22 insulation in floor above garage
R-15 insulation in exterior hot walls
Each home is performance-tested for air leakage
Superior quality reversible ceiling fans with light kits per plan)
Air-tight poly sealant around windows and doors
Fluorescent lighting at garage

Quality Construction Features

Comprehensive 1-2-10 builder warranty underwritten by Home of Texas Structural Warranty for home-owner peace of mind
Professionally engineered, certified and third-party independently inspected foundations
On-site custom framing with engineered web truss sub-floor for the most rigid support for second level
 $\frac{3}{4}$ " thick engineered 4'x8' pressure-treated tongue-and-groove sub-floor on second level
Treated base-plates with sill seal underlayment on exterior walls and interior hot walls on first floor
Tyvek-type house wrap over OSB sheathing behind exterior veneer walls acts as moisture barrier
Each home is independently inspected by third-party building consultants to guarantee True North Homes operates with a heightened delivery in fundamental quality
Bora-Care termite pre-treatment and pest tubes
Inter-connected smoke alarm system with battery back-up and carbon monoxide detectors (designated areas)
Structured wiring panel to ensure connectivity among your electronic devices
Hard surface flooring through-out the first floor
Exhaust fans in all bathrooms and utility closet
PEX non-corrosive water-supply lines
Individual home breaker box in garage



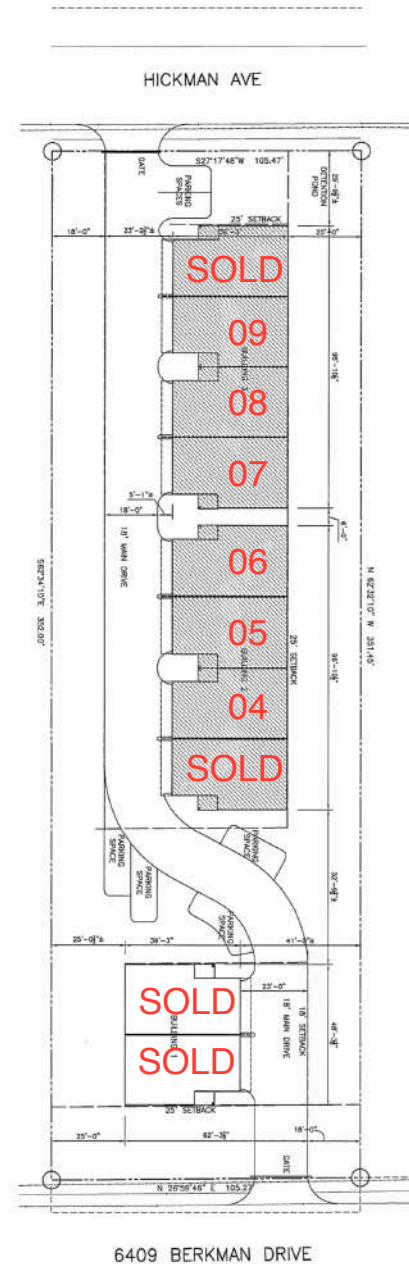
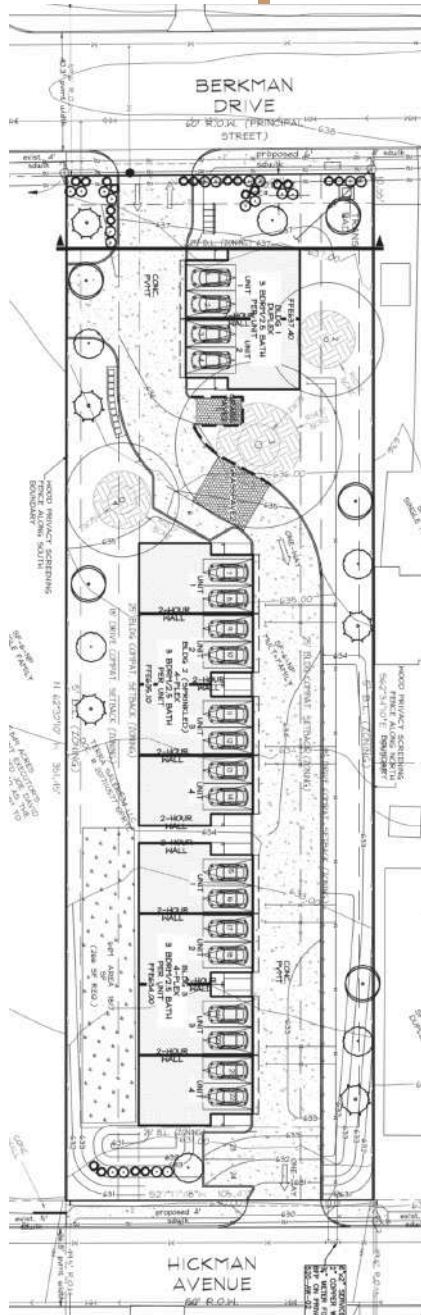
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Community Layout



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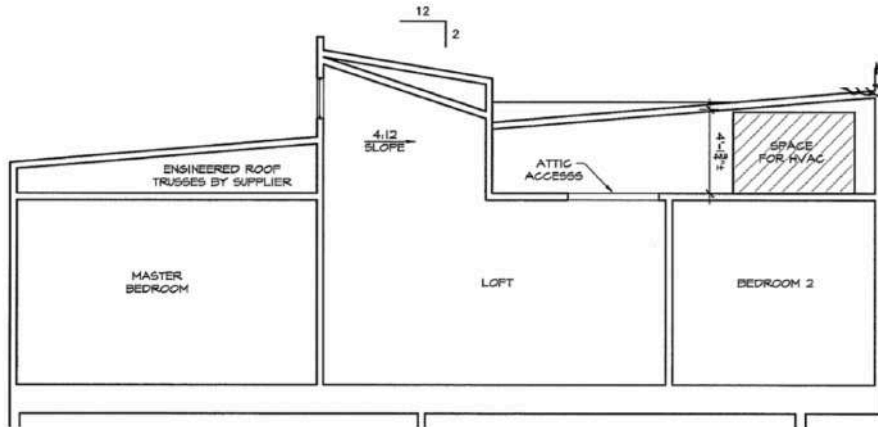


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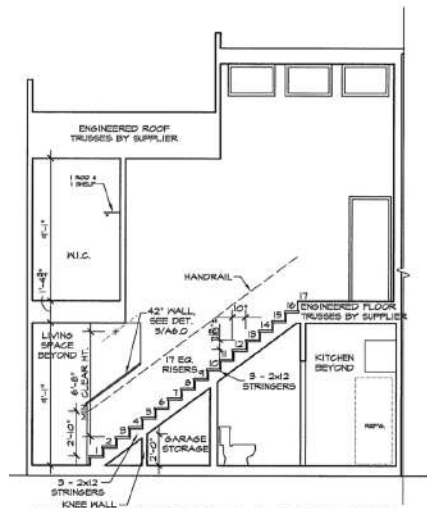
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Lightwell Design Concept



CROSS SECTION C-C (LIGHT WELL SECTION)



CROSS SECTION A-A (UNIT 1441)
Scale: 1/4" = 1'-0"



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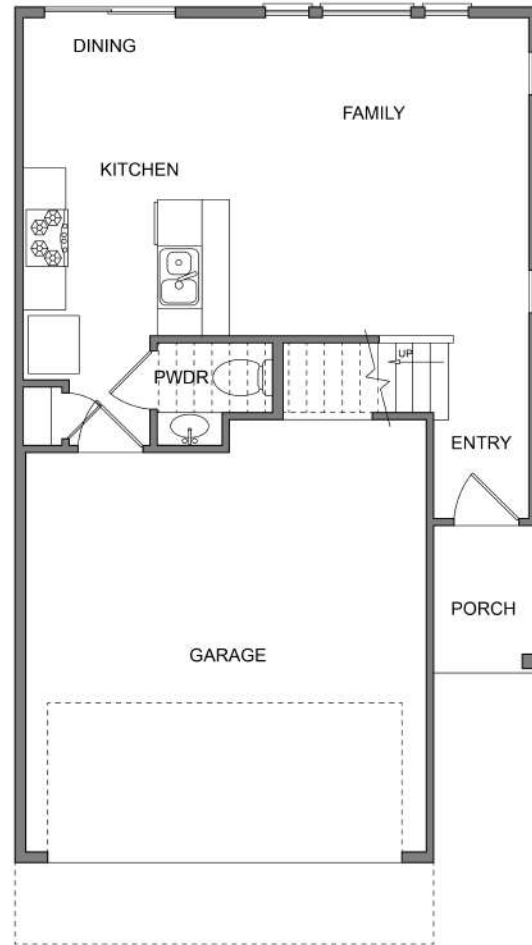
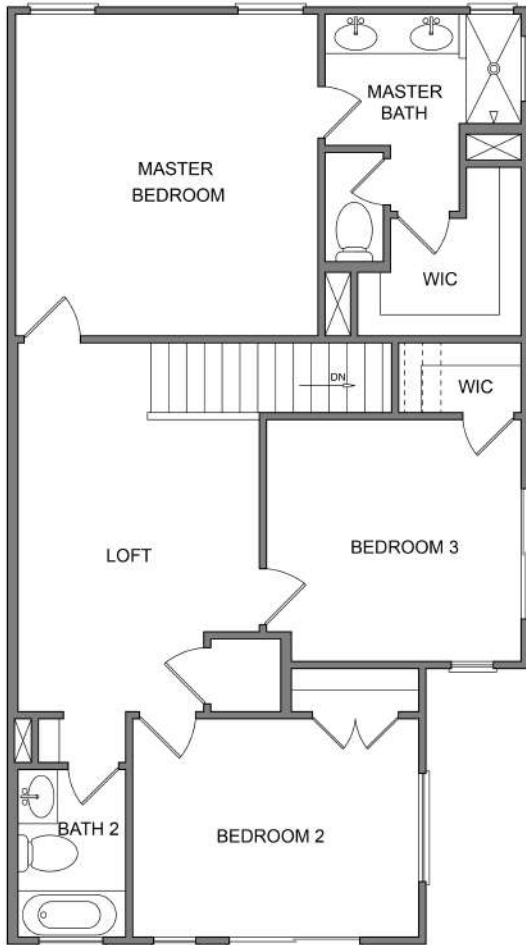
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Corner Residences 2,3 & 7
Interior Residences 5 & 9

Three bedrooms plus loft with innovative lightwell, two full baths, one half bath, attached two car private garage, common outdoor space.



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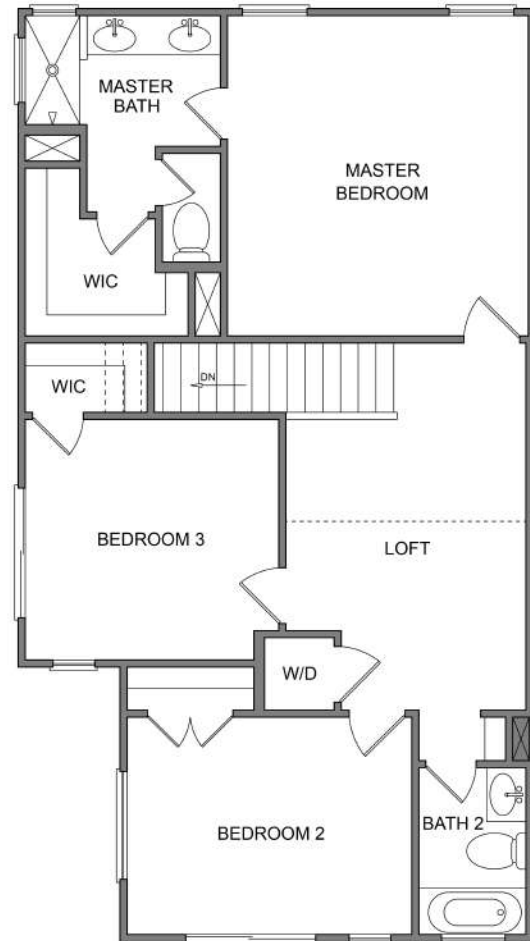
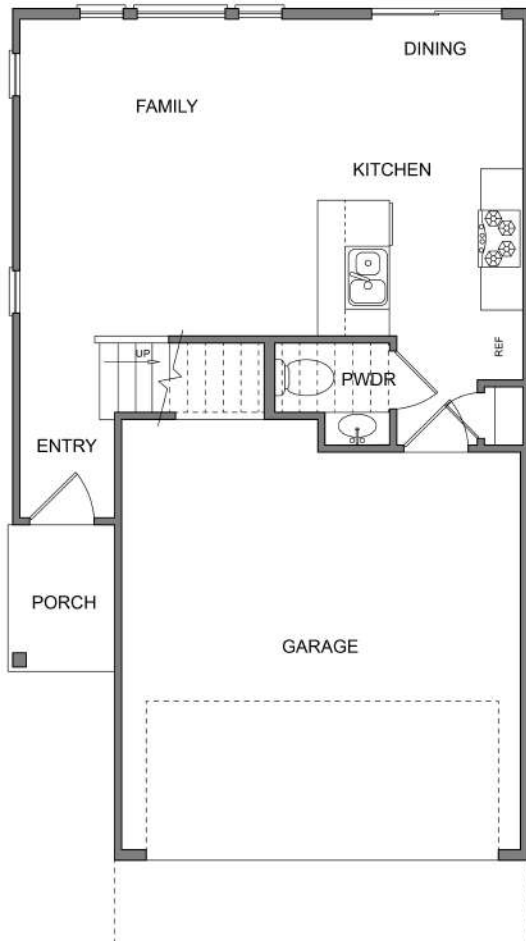
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East Austin Modern Design Selections

Kitchen and Bath Cabinets



White Shaker Style

Kitchen Granite Countertops



Luna Pearl

Backsplash Tile at Kitchen



4"x16" Bevel Subway Tile

First Floor Hard Tile Flooring



12"x24 Gray Concrete Look Tile

Powder Room Wall Tile



4"x16" Matte Subway Tile

Powder Room Wall Accent



Pencil Glass Tile

Powder Room Cabinet



Wall-mounted Cabinet/Drawers

Upstairs Bath Hard Tile



12"x24" Modern Hard Tile

Upstairs Carpet



Colonial Park-Sterling Haze

Selections subject to availability. Builder reserves the right to make changes to the selection. RTO 181018