



Victory Homes

Features & Contents for Elite Series in Gilbert Estates

Interior Features

- Textured walls/ceilings with 9' ceiling in living area and master bedrooms.
- Monterey drag texture on walls (including garage). Bull nose corners.
- Carpet in bedrooms and closets. Tile in remaining areas.
- Stain-resistant carpet with 5# 3/8" pad.
- Satin Nickel fixtures
- Ceiling fan in all bedrooms and living room.
- Pre-wired for cable, telephone (CAD 5), and security system.
- Privacy locks on bathrooms and master bedroom.
- Washer and dryer connections.
- Smoke detectors in all bedrooms. Smoke detector/carbon monoxide detectors outside bedroom areas.
- Ground fault interrupter breakers in wet areas and exterior.
- Wood burning fireplace. (per plan)
- Fully tiled kitchen back splash
- Satin nickel fixtures

Kitchen

- Custom built knotty alder cabinets.
- Granite counter tops.
- Under mount stainless steel sink.
- Stainless GE smooth top range, GE Microwave, & GE dishwasher (black is available).

Exterior Features

- Darden brick (4 sides) with decorative brick/stone accent on front elevation.
- Dimensional roofing shingles with 25 year warranty.
- Covered front entry and back patio according to plan.
- Insulated exterior doors with deadbolts on front and back of house.
- Wolmanized plate materials.
- Weatherproof electrical plugs on front and rear of home.
- Fully sodded yard (Bermuda)
- Sprinkler system.
- Landscaped.

Bath

- Cultured marble lavatory tops.
- Custom built knotty alder cabinets.
- Full vanity mirror in all baths.
- Garden tub and separate shower in master bathroom.

Energy Saving Features

- 14 seer heating and cooling system.
- Double pane vinyl windows (tilt-in) with Low-E glass.
- 50 gallon water heater.
- 3 1/2" of fiberglass wall batt insulating providing an R-value of 13.
- Polycel foam insulation around all openings.
- Slope ceiling batts R-value of 22 (per plan).
- 11 1/2"—12" fiberglass blown insulation in attic providing and R-value of 38.
- Energy saving insulated exterior doors.

Available Upgrades

- Corner lot (where available) \$4,000.00.
- Electric fireplace \$1200.00.
- Granite kitchen counter tops in bathroom (priced per plan).
- Wooden Privacy Fence (priced per lot)
- Blinds

Garage

- 2 cars garage on plans.
- Garage door opener for overhead metal door.
- Drop down attic stairway.
- Texture and painted walls.

Special Features

- Builder to provide one year **full** homebuilder warranty and 3rd party extended warranty
- Prior to **START** of construction, brick, paint color, carpet, tile, counter tops, and marble may be chosen from an identified selection.

Features may vary and are subject to change without notice or prior obligation.

Feature sheet for Gilbert Estates in Killeen, Texas
www.victoryhomesbuilder.com

