

EAGLE'S BLUFF

INCLUDED FEATURES

NEIGHBORHOOD FEATURES

- Minutes from USAA, UTSA and Valero
- Great views
- Certified Backyard Wildlife Habitat community by the Texas Parks and Wildlife Department's Texas Wildscapes program
- Northside ISD School District
 - Carnahan Elementary
 - Rawlinson & Stinson Middle School
 - Brandeis High School
 - School attendance zones subject to change. Please check with NISD for the most up-to-date information.

ENERGY SAVING/ENVIRONMENTAL FEATURES

- Medallion Homes is *nationally recognized* for energy-efficient and environmentally-friendly building practices
- Certified **ENERGY STAR**® Environmental Homes
- Each Medallion Home is *individually tested for energy efficiency by a third party*
- Energy-efficient **Trane 14 SEER A/C** featuring 410A, a non-freon coolant (doesn't harm the ozone layer) with electric heat pump. Also includes variable speed air handler to clean, circulate, and dehumidify air more effectively
- **Safety condensate switch** to shut off the A/C unit if water is detected in the pan
- *Mastic sealed and blast tested* R-6 ducts to reduce heat exchange
- 6" pleated media air filter located at the return air plenum
- **Honeywell**® *programmable* thermostat designed for energy savings and maximum comfort
- **TechShield**™ *radiant barrier roof decking* to reduce attic temperature
- *Continuous* soffit and ridge vents for efficient attic ventilation
- **Cellulose insulation** for maximum protection against air, sound and pest infiltration. Also increases fire safety
 - R-30 blown cellulose insulation at flat ceiling
 - R-19 blown cellulose insulation at sloped ceiling
 - R-13 blown cellulose wall insulation
- **Key Sealing System**™ to reduce air infiltration – polycel foam sealant around doors and mechanical penetrations of the exterior envelope
- Low Emissive double paned windows are specially coated to *reduce solar heat gain* (keeps your home cool in the summer and warm in the winter and also protects against fabric fading)
- **Thermosheath** fiber-reinforced sheathing behind masonry walls minimizes unwanted air movement through the wall cavity and contributes to higher energy efficiency
- Exterior door weather stripping to reduce air infiltration
- **Vanguard Manifold Plumbing System** for *faster hot water delivery*, reducing the amount of water wasted
- High recovery, high efficiency *50 gallon* electric water heater
- *Finger-jointed wood studs* for straighter walls, maximum strength and less environmental impact
- Insulated fiberglass front door with glass insert
- Water-efficient Bermuda Tifway 419 sod
- Comfortable *elongated water-saver commodes* throughout
- Exhaust fans vented to the outside in kitchen, baths and utility room

CONSTRUCTION FEATURES

- Professionally engineered foundation designed for each home site
- Featuring **Acme** or **Hanson Brick**
- **Sherwin Williams** low VOC paint
- Professional builder program includes *3 personal meetings* at your home site with a qualified Medallion Homes builder (may not include homes in available inventory) plus a Homebuyer Orientation prior to closing
- Divided light windows on front of home
- Covered front entry (per plan)
- Wall framing 16" *on center*
- Fiber cement *siding and soffit* with 25 year limited warranty
- 14" **TJI Silent Floor**® system with ¾" tongue and groove floor decking that is *glued, nailed and screwed down* (two story homes)
- 5/8" sheetrock on ceilings
- **Louisiana Pacific Smart Trim**® fascia and trim (*rot resistant material*)
- Exteriors accented with *shutters* (per plan)
- Architectural grade dimensional roof shingles with minimum 30 year limited warranty
- Metal drip edge at fascia
- **Kwikset**® **polo** deadbolt locks on all exterior doors. Handleset at front door
- **Kwikset**® **polo** nickel door hardware
- State-of-the-art security system includes *motion detector*, keypad and *opening sensors on all windows and exterior doors, interior & exterior sirens*
- Decorator exterior lighting front & rear
- Two outdoor faucets
- *Insulated* garage door in a variety of styles.
- Garage walls and ceiling *sheetrocked, taped, textured and painted*
- Prewired for optional garage door opener
- Weatherproof GFI exterior plugs at *front, rear and one side*
- Protective ground fault interrupter circuits at wet areas and exterior
- Tempered safety glass in exterior passage doors
- Masonry address block
- Home of Texas 10 year limited warranty
- Fidelity National limited home warranty for years 2-5

INTERIOR FEATURES

- **Shaw Home Foundations** upgraded *stain-resistant* carpet
- ½" upgraded carpet pad
- Hand-laid ceramic tile floors at entry
- **Mohawk or Mannington** decorator no wax-vinyl flooring in kitchen, utility, breakfast and baths (per plan)
- 52" *ceiling fan* with light kit in family room and master bedroom
- Designer lighting package
- *Chair rail and picture frame molding* highlighted with accent paint at dining room
- Orange peel texture on all walls and ceilings
- *Rounded corners* at traffic areas on first floor
- Secondary bedrooms, game room (per plan) and study (per plan) *blocked and wired* for ceiling fans and light

MORE STANDARD FEATURES ON BACK...

- Overhead lighting in bedrooms
- Colonial door trim
- 3 ¼” decorative baseboards
- Raised panel interior doors, 2 styles to choose from
- Utility room with washer and dryer connections
- Drapery blocking at windows
- Consultation with *professional designer* at Medallion Homes headquarters *design center* (may not include homes in available inventory)
- High tech RG6 Quad Shield cable TV outlets
- High tech category 5 telephone outlets
- Interconnected smoke detectors

KITCHEN FEATURES

- **G.E.** 30” self-cleaning range with 2-speed vent hood exhausted to outside (your choice of white on white or black on black)
- **G.E.** upgraded **ENERGY STAR®** energy-saving multi-cycle dishwasher with power scrubwash
- **G.E.** SpaceSaver microwave with turntable
- **Mohawk or Mannington** decorator no wax-vinyl flooring in kitchen, breakfast and utility
- 42” oak front cabinets with *crown molding* and adjustable shelving
- **Moen** decorator washerless chrome faucet
- 7” deep double stainless steel sink
- Vegetable sprayer at kitchen sink
- Heavy-duty 1/2 hp garbage disposal
- **Wilsonart** decorator laminate countertops with 4” backsplash
- Water supply line for ice-maker refrigerator

BATH FEATURES

- Oversized oval tub with hand laid ceramic tile surround at master bath
- Separate shower with ceramic tile surround and decorative glass enclosure at master bath
- **Pressure-balanced** tub and shower valves for temperature control
- **Moen** designer chrome washerless faucets
- **Moen** designer chrome bath fixtures
- Porcelain-on-steel tub-shower combination with ceramic tile surround at secondary baths
- Full mirrors with cosmetic lighting above vanities
- Cultured marble vanity top with dual oval bowls in master bath (per plan)
- Cultured marble vanity tops with oval bowl at secondary baths
- *Wood front* 30” medicine cabinet in all full baths
- *Private commode* at master bath (per plan)
- Comfortable *elongated commodes* throughout
- Decorative *pedestal sink with oval mirror* in Powder Room (per plan)

LANDSCAPING FEATURES

- Water-efficient Bermuda Tifway 419 sod at *front, side, and 10’ from back of home.*
- *Industry leading* landscape package includes:
 - 2 fifteen-gallon trees
 - 18 five-gallon shrubs
 - 19 one-gallon shrubs
 - mulch
- 10’ x 10’ broom finished concrete patio (per plan)
- 6’ wood privacy fence with gate
- Ask about our “Green for Green” program

SAFETY AND SECURITY FEATURES

- State-of-the-art security system includes *motion detector*, keypad and *opening sensors on all windows and exterior doors, interior & exterior sirens*
- **Kwikset® polo** deadbolt locks on all exterior doors
- Privacy door locks at master bedroom and all baths
- Decorator exterior lighting front & rear
- Protective ground fault interrupter circuits
- Interconnected smoke detectors
- **Cellulose insulation** for maximum protection against air, sound and pest infiltration. Also increases fire safety

DESIGN CONSULTATION

- Consultation with *professional designer* at Medallion Homes headquarters *design center* to select the following (may not include homes in available inventory):

Ceramic tile	Front door color
Lighting package	Carpet style and color
Brick (per plan)	Cabinet stain color
Vinyl flooring	Kitchen countertop color
Interior color	Bath countertop color
Interior trim color	Appliance color
Exterior color	Design upgrade features
Exterior trim color	

OTHER FEATURES

- **“Highest Ranked Quality Among New-Home Builders in San Antonio in a Tie” by J.D. Power and Associates** ¹
- Certified **ENERGY STAR®** Environmental Homes
- Energy Value Housing Award *2004 Gold Winner* for Hot Climate Energy Efficiency
- Energy Value Housing Award *Builder of the Year 2000-National Association of Homebuilders* Research Center
- **Texas Veterans Land Board Greenbuilder** Program
- Medallion Homes is the largest *locally owned and operated* homebuilder in San Antonio
- Professional builder program includes *3 personal meetings* at your home site with a qualified Medallion Homes builder (may not include homes in available inventory) plus a Homebuyer Orientation prior to closing
- Independent third-party inspection of each home prior to closing
- Full-service customer warranty program with emergency assistance hot line
- Home of Texas 10 year limited warranty
- Fidelity National limited home warranty for years 2-5

¹ Medallion Homes received the highest numerical score in San Antonio in a tie in the proprietary J.D. Power and Associates 2007 New-Home Quality StudySM. Study based on 50,401 total responses in 34 markets, measuring 15 builders in San Antonio (Bexar, Comal, Guadalupe, and Wilson counties) and measures opinions of consumers who purchased a new home in 2006. Proprietary study results are based on experiences and perceptions of consumers surveyed in March-July 2007. Your experiences may vary. Visit jdpower.com