



Stone Creek Ranch

Standard Features and Information

Community Features

Acclaimed Boerne Independent School District
Low Kendall County Taxes
Central water system
Gated and guarded entrance
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Clubhouse featuring fitness center and spa area
Billiard and bridge room
Swimming pool with lazy river

Interior Appointments and Finishes

Well designed open floor plans
Oversized three car garage
Water softener loop included
Recess can lighting throughout
Silent touch Decora rocker switches included
Ceiling fans in family room, study, loft, patio and all bedrooms
Future Smart structured wiring package for television and phone networking
Cat-5E (phone) and RG-6 (cable) outlets per plan
Surround sound prewiring in family room and loft
Security system including motion detector (requires owner activation)
Hand set floor tile in entry, family room, kitchen, breakfast nook, baths, mud room and utility
Wood flooring in study
Carpet – Mohawk or equivalent
Volume and stepped ceilings throughout
Wood burning fireplace with stone raised hearth and surround including propane log lighter
Orange peel texture with rounded sheetrock corners
Custom designed solid wood cabinetry with raised panel doors and concealed hinges
8' Raised panel interior doors on main floor
Oversized baseboards and door trim
Custom designed shelving in all closets
Wine grotto including wine cooler
Decorative crown molding at master bedroom, dining room and study

Kitchen Features

Bosch stainless steel appliances
36" gas stainless steel cook top
Stainless steel self cleaning double oven
Stainless steel built-in microwave
Stainless steel dishwasher
Concealed vent hood liner in decorative cabinet canopy
3 cm granite with multiple edge options
Reverse osmosis preplumbing at kitchen sink and refrigerator space
Minimum 42" upper cabinets
60/40 Proflo stainless steel kitchen sink with Moen Brantford classic stainless steel faucet
Insinkerator ½ hp Badger 5 disposal

Master Bath Features

Walk-in shower with thick set tile
Oversized jetted tub with tile deck and surround
3 cm granite with multiple edge options and two Proflo undermount lavatories
Elegant Moen plumbing fixtures
36" high custom vanity
Two custom medicine cabinets
Kohler Highline comfort height toilet
Spacious walk-in closet with custom shelving, and built-in cubbies
Full length mirror in master closet

Powder and Secondary Baths

Decorative furniture cabinet in powder bath
3 cm granite with multiple edge options and undermount Proflo lavatories
Elegant Moen plumbing fixtures
36" high custom vanities
Custom medicine cabinets
Kohler Highline comfort height toilet

Exterior Features

Traditional exterior elevation
100% masonry with a combination of stone and stucco
3 car side entry garage
Clopay insulated garage doors with two ½ hp openers and remotes
Oversized custom arched entry door
Low E single hung vinyl windows
Oversized covered patio
Tongue and groove pine ceiling at front porch and covered patio
Gas and electrical connections for future outdoor kitchen
Landscape and irrigation allowance
6" continuous guttering as required
Stone mailbox with precast house numbers

Construction Techniques

Engineered 3000 psi conventional steel reinforced foundation
Pre-treated foundation for termites
Engineered frame and floor system
2" x 6" studs at all plumbing walls
O.S.B. exterior wall sheathing wrapped in vapor barrier house wrap
Radiant barrier roof decking with continuous ridge venting
24 gauge standing seam metal roof in standard colors
750 gallon aerobic septic system ?
500 gallon underground propane tank
Home of Texas 10 year home warranty

Energy Package

Radiant barrier roof decking
Low E single hung vinyl windows sealed to frame
Trane 14 seer high efficiency heat pumps
Programmable thermostats
Two water heaters
R-38 blown insulation in attic
Vapor barrier at all exterior sheathing
Foam caulking at all exterior plate and wall penetrations
Water saving toilets and plumbing fixtures
Energy Star rated appliances

About the Builder

We at J & J Development, Inc. understand the importance of the investment in your new home. For over 33 years John Finch has been building homes unique to each individual by extending extraordinary customer service throughout the building process. Our specialty is custom home building. We work with our clients from lot selection to final walk through. Due to the limited number of homes we construct annually, John personally oversees all aspects of the construction process. Many of our trades have worked for us for over 20 years. This has allowed for great communication and understanding of our expectations in the building process. We engage our clients through every stage of construction. Building a new home is partnership. Our ultimate goal as your builder is build each and every home like it was our own and to turn all our clients into future sales people for J & J.