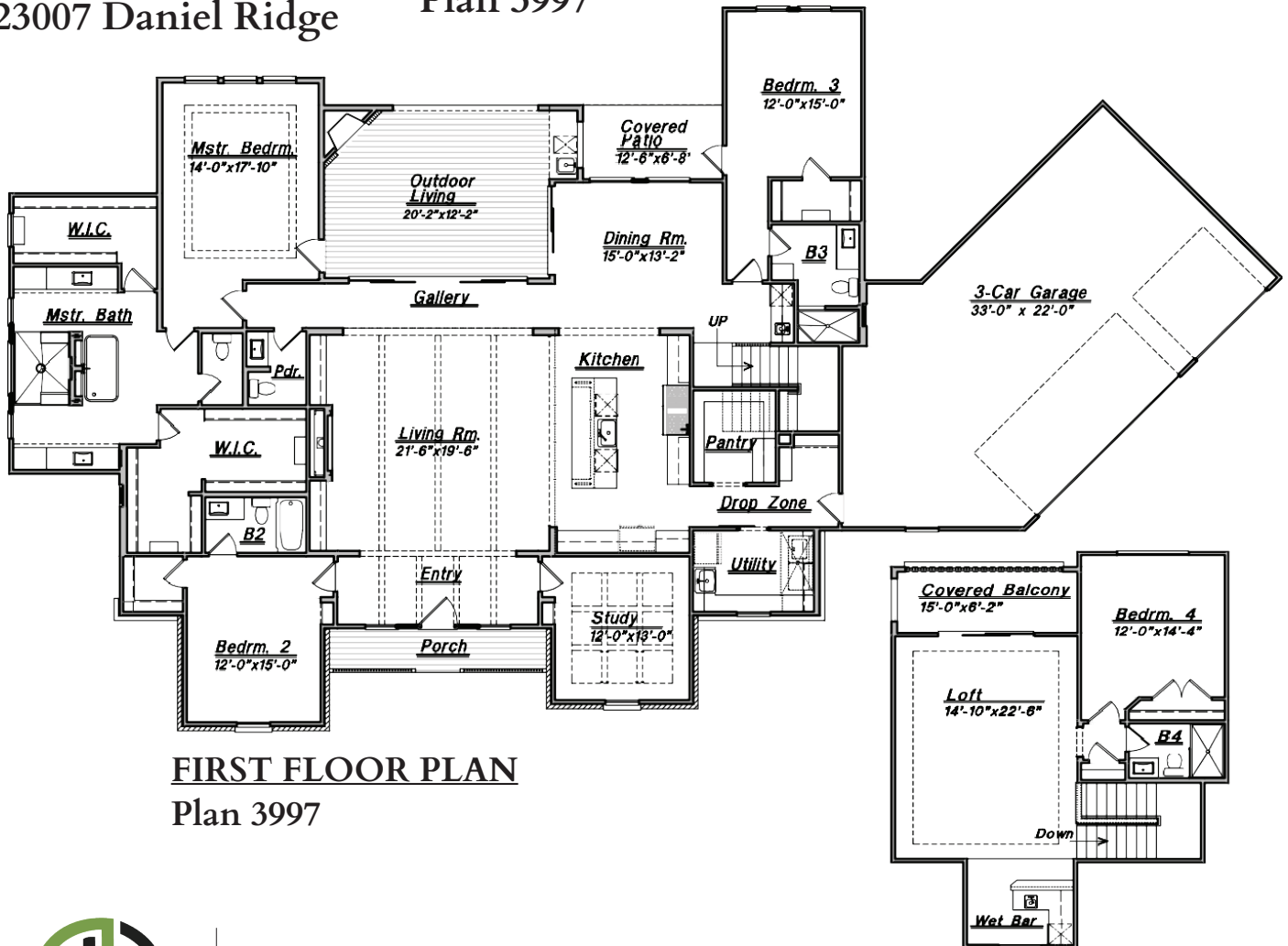




**FRONT ELEVATION**  
**Plan 3997**

23007 Daniel Ridge



142 W. RHAPSODY, STE. 8  
 SAN ANTONIO, TX 78216  
[www.jjdevelopment.com](http://www.jjdevelopment.com)  
 For More Information  
 Call 210-402-3171



Brochure plans are artist depictions and may vary from actual plan. Square footages, room dimensions, prices, specifications, materials, and availability of homes by community may vary, and are subject to change without notice.



# THE CANYONS OF SCENIC LOOP

## The Standard Features and Information

**J&J DEVELOPMENT, INC.**  
CUSTOM HOMES

### Community Features

Acclaimed North Side Independent School District  
Gated entrance  
Close to shopping and Entertaining  
Underground Utilities  
No City Taxes

### 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  
Future Smart structured wiring package  
Surround sound pre-wiring in family room  
Security system including motion detector (requires owner activation)  
Extensive decorative floor tile  
Carpet in secondary bedrooms and all closets  
Superior gas fireplace  
Solid wood beams in family room  
Custom designed solid wood cabinetry  
Solid raised panel interior doors  
Oversized baseboards and door trim  
Wine grotto including wine cooler  
Game room with wet bar

### Kitchen Features

Gourmet Kitchen Appliances  
Granite with multiple edge options  
Reverse osmosis pre-plumbing  
Oversized upper cabinets  
Kohler single basin stainless steel kitchen sink with Delta stainless steel faucet  
Insinkerator ½ hp Badger 5 disposal  
Delta Pot filler faucet at cook top

### Master Bath Features

Large walk-in shower with dual shower heads  
Designer soaking tub  
Granite with multiple edge options  
Elegant Mirabel plumbing fixtures  
36" high custom vanity w/ under vanity lighting  
Spacious walk-in closet  
Full length mirror in master closet

### Powder and Secondary Baths

36" high custom vanity w/ under vanity lighting  
Granite with multiple edge  
Elegant Mirabel plumbing fixtures  
36" high custom vanities w/under vanity lighting

### Exterior Features

Modern Farmhouse exterior elevation  
100% stone and stucco  
3 car side entry garage  
Cloplay insulated garage doors with two ½ hp openers and remotes  
Custom double entry doors  
Tongue and groove pine ceiling at front porch and covered patio  
Covered balcony  
Full yard landscape and irrigation  
6" continuous guttering as required  
Outdoor kitchen and outdoor fireplace

### Construction Techniques

Engineered 3000 psi conventional steel reinforced foundation  
Pre-treated foundation for termites  
2" x 6" studs at all plumbing walls  
Zip system wall sheathing  
24 gauge standing seam metal roof in standard colors  
Aerobic septic system  
Home of Texas 10-year home warranty

### Energy Package

LoE-366 Milgard windows  
Trane 15 seer high efficiency heat pumps  
Nest programmable thermostats  
Two tank less water heaters  
Spray foam attic insulation  
Blown-in bib external wall insulation  
Foam caulking at all exterior plate and wall penetrations  
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 37 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. The limited number of homes we construct annually allow John the opportunity to be involved with our homeowners on a regular basis. Many of our trades have worked for us for over 20 years, this has allowed us to develop for great loyalty, communication and understanding of our expectations in the building process with our team. We engage our Clients through every stage of construction. Building a new home is a partnership. Our ultimate goal as your builder is to build each and every home like it was our own and to turn all our clients into future sales people for J & J .