

Affordable Home Ownership Starts Here!

Did You Know that Ideal Custom Homes have:

- **100% spray foam insulation**

A highly efficient insulated thermal envelope with controlled attic temp above living space can save up-to 60% on heating & cooling costs!

- **17 SEER Carrier 2 Stage HVAC System**

With a single 4" Media Air Filter, this system only utilizes approximately 60% of its capacity until your usage load calls for full ability, saving you money! The media filter also filters fresh air from a controlled fresh-air handler into your home for healthier living!

- **James Hardie concrete fiber Sidings**

Siding carries a 50 limited warranty & allowing for a 100% masonry exterior insurance deduction!

- **On-Q structured wiring system**

Smart homes start here simplifying your home/office & personal needs. All living areas pre-wired with RG6 cable and Cat 5 hookups for flat screen TV's. Alarm system package included!

- **Elevate 366 Windows**

Vinyl fame aluminum reinforced, Low-E & Argon Gas filled double pane glass. Windows also feature tilt out sash for ease of cleaning without removing the included bug screens!

- **Custom built cabinets**

Custom constructed cabinets throughout home with high grade materials, painted or stained on site, with full extension drawer guides and clip on/off hinges.

- **Quartz counter tops**

Custom modern Quartz is nonporous, stain-resistant, and easy to clean, making it ideal for busy and hygienic kitchens & bathrooms!

- **Moen faucets (lifetime warranty)**

- **Kohler toilets**

- **Nuvo SOHO lighting, or equivalent high-grade quality product.**

- **Heavy Duty Overhead Garage door – Finished out garage**

Quiet belt drive motor with finished out (textured & painted garage interior). Hot water heater installed in garage for easy access & peace of mind.

- **Tiff Bermuda Grass (sod)**

Generous sod package with drought tolerant grass for our blistering central Texas heat.

- **Peace of Mind, 1-2-10 Builder Warranty**

All Ideal Custom Homes qualify for a 1-2-10-year structural warranty backed by Maverick, (Previously Centricity) the most trusted structural warranty and builder's insurance provider in the homebuilding business! No unexpected repair costs!

**JUST A FEW HIGHLIGHTS FROM YOUR 'NOT SO AVERAGE' CUSTOM BUILT HOME!
COME AND EXPLORE AN 'IDEAL CUSTOM HOME' TODAY!**