



## **ENCORE SERIES**

### **QUALITY CONSTRUCTION**

- Limited 10-Year warranty
- Dual-pane low-E vinyl windows and sliding glass doors
- R-38 attic insulation at livable areas
- High efficiency electric air conditioning and gas heating system
- Spray foam insulation in exterior walls
- Architectural shingle roof
- Fully wrapped with OSB structured panels
- Fresh air ventilation system
- Carbon monoxide and smoke detectors
- Pex water piping system
- Tankless water heater
- Post tension foundation system
- Upgraded Sherwin Williams paint products

### **COMFORT AND CONVENIENCE**

- Abundant LED lighting in Kitchen and halls
- Structured wiring with 5 data/phone outlets and/or television outlets with choice of location
- USB outlets in Primary Bedroom and Kitchen
- Weatherproof exterior outlets
- Outlet for golf cart charger
- Digital and programmable thermostat
- Large covered outdoor living space with LED lighting
- Two conveniently located hose bibbs

### **ELEGANT BATHS**

- Spacious tiled Primary shower with seat
- Comfort height raised vanities with granite vanity tops in baths
- Dual undermount sinks in Primary
- Delta bath faucet collection in Chrome
- Comfort height, elongated toilets at all baths
- Schluter system for shower surrounds
- Powder Room with pedestal sink (per plan)
- Schluter system for shower surrounds
- Powder Room with pedestal sink (per plan)

### **DISTINCTIVE EXTERIORS**

- Spacious 2-car garage
- Professionally designed exterior color schemes
- Stucco primed with high-end masonry primer
- Elegant 8' high entry door with choice of Schlage handleset and dead bolt in Chrome
- Landscaping package including trees, sod and watering system
- Insulated, raised panel sectional steel garage door with electric opener and two remotes
- Rain gutters
- Exterior coach light at garage door

### **INTERIORS AT A GLANCE**

- Volume ceiling areas (per plan)
- Tile in Foyer, Kitchen, Dining (per plan), Laundry and Baths
- Stylish stain resistant carpet in choice of color
- Quad electric outlets at each bedside in Primary
- Spacious Primary closet with high/low rods and shelving
- Crown moulding in Great Room
- Rounded interior drywall corners
- 5-1/4" mitered baseboards
- Schlage Chrome interior door hardware
- Pre-wired for ceiling fans in Great Room and Primary Bedroom
- Choice of interior door style

### **CLASSIC KITCHEN FEATURES**

- Granite countertops with contemporary eased edge
- GE Stainless appliance package including an electric smoothtop range, vented micro-hood, and Energy Star dishwasher with Stainless Steel interior tub and liner
- Stainless steel, undermount, single bowl sink
- Delta pull-out faucet in Chrome
- Spacious pantry
- Waterline to refrigerator for icemaker
- Heavy duty garbage disposer
- Poplar cabinetry with 42" upper cabinets, large crown moulding, and choice of stain color

9501 Ed Robson Blvd., Denton, Texas 76207 • 888.988.3927 • 940.246.2000 • [robson.com](http://robson.com)

The housing at any Robson Resort Community™ is intended for occupancy by at least one person 55 years of age or older per dwelling unit, although the occupants of a limited number of dwelling units may be younger. One person must be at least 40 years old in each unit. No one in permanent residence under 19 years of age. The developer of the project and the seller of homes is Robson Denton Development, LP. There are additional fees (not included in the HOA fees) for using some of the recreational facilities. Information is subject to change without notice. This shall not constitute an offer in any state where registration is required or if in violation of law. © 2025 Robson Communities®, Inc. All rights reserved. 5/25

