



CASTLEROCK

DESIGNER HOMES

*Construction
Nearing
Completion*



*25214 Doral Crest
In the Desirable Summerglenn Subdivision*

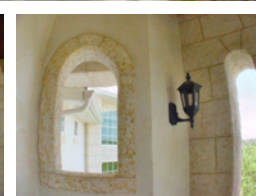
Let us bring your dreams to life!



◆ For more information, please contact Charles Volz ◆ W: (210) 494-7488 ◆ M: (210) 744-7489 ◆ F: (210) 494-7415 ◆ E: cvre@sbcglobal.net ◆

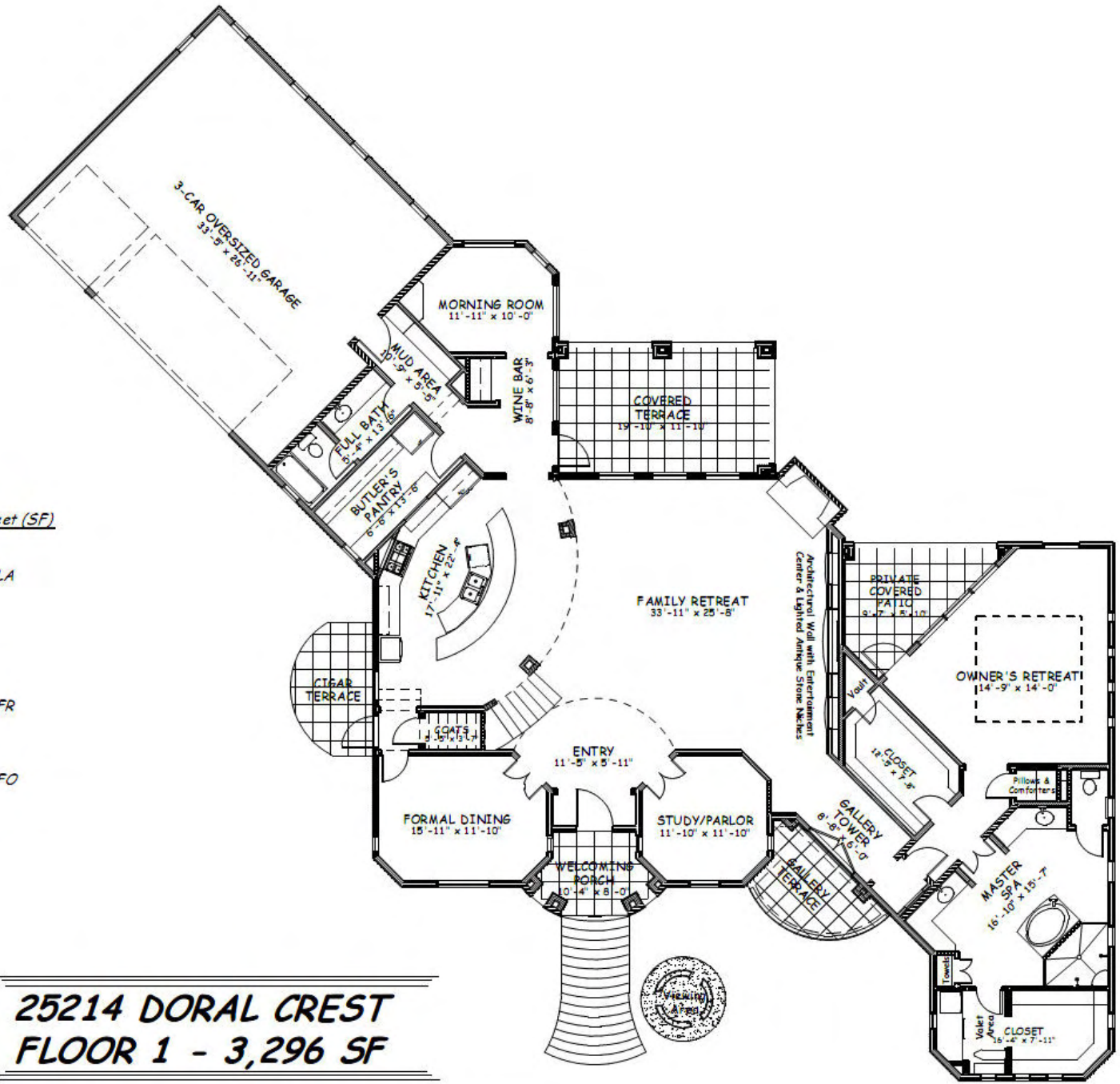


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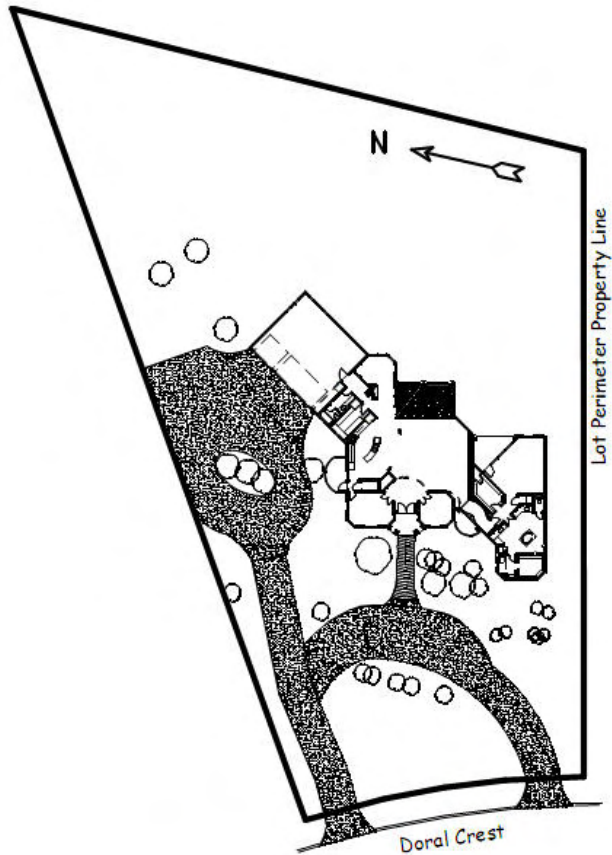


Approximate Areas:

Item	Square Feet (SF)
Floor 1 Living Area	3,296
Floor 2 Living Area	2,175
Total Living Area (HVAC)	5,473 SFLA
Garage	918
Floor 1 Covered Patio (Front)	81
Floor 1 Covered Patios (Rear)	373
Floor 2 Covered Balcony (Front)	81
Floor 2 Covered Balcony (Rear)	-
Total Non-HVAC Area	1,453
Total Covered Frame Area	6,926 SFFR
Floor 1 Uncovered Patio	88
Floor 2 Uncovered Balcony	-
Total Uncovered Area	88
Floor 1 Foundation Area (Mono)	4,837 SFFO
Floor 1 Foundation Area (Non Mono)	85
Total Floor 1 Foundation Area	4,922
Total Area	7,099

**25214 DORAL CREST
FLOOR 1 - 3,296 SF**





**25214 DORAL CREST
PLOT PLAN - 1.0344 ACRES
(ALL TREES NOT SHOWN)**



**25214 DORAL CREST
FLOOR 2 - 2,175 SF**



Design Features

25214 Doral Crest ♦ Summerglen Subdivision

♦ Express Kitchen ♦ 6 Terraces ♦ Study ♦ Gallery Loft ♦ Game/Media ♦ 4 Bedrooms ♦ 4 Full/1 Half Baths ♦ 3+-Car Garage ♦ Approx. 5,473 Square Feet ♦

Architectural Design

- ♦ Functional Architectural Design
- ♦ Exciting Elevations & Design Features
- ♦ Towering Antique Stone Fire Place
- ♦ Leaded Glass Double Entry Door
- ♦ Comprehensive Architectural Multi-Level Lighting Systems including Lighted Niches, Under Cabinet Lighting, Cove Lighting & more
- ♦ Ceiling Fans in all Areas Including Master Bath
- ♦ Solid Core Doors
- ♦ Premium Hardware
- ♦ Engineered Foundation
- ♦ High Ceilings: 22', 10', 9'
- ♦ High Base Boards, Rounded Corners
- ♦ "Old World Plaster" Textured Walls
- ♦ 100% Masonry Exterior
- ♦ Granite Countertops
- ♦ Terrazzo, Porcelain and/or Ceramic Tile
- ♦ 40 Oz Carpet with 1/2" 6 Pound Pad
- ♦ Front Landscaping & Irrigation System

Convenience

- ♦ Instant Hot Water at Wetbars, Kitchen, Garden Tubs
- ♦ Soffit Electrical Outlets for Holiday Lighting
- ♦ Lighting on Stairs & Halls
- ♦ Kitchen Designed Active & Passive Work Areas
- ♦ Water Softener Loop
- ♦ Pre-Wired for Sound & Computer Internet
- ♦ Central Vacuum System
- ♦ 2 Gas 80 Gallon Hot Water Heaters
- ♦ Gas Radiant Heaters on Rear Patios
- ♦ Castlerock Silent Mid-Floors™:
 - ♦ 1/2" Thick Heavy (6 oz.) Carpet Pad
 - ♦ 3/4" Self-Leveling Gypcrete
 - ♦ 3/4" OSB Wood Decking (Glued & Nailed)
 - ♦ 12" TJI I-Beam
 - ♦ 5/8" Gypsum Board on Ceiling Below

Energy Conservation

- ♦ A Certified CPS Energy "Smart Energy Builder"
- ♦ Castlerock Energy Wall Envelope™:
 - ♦ 2x6 Exterior Walls
 - ♦ R-19 Insulation
 - ♦ OSB Exterior Wall Sheathing
 - ♦ Double Pane LoE2 Windows
- ♦ Castlerock Energy Roof Cap™:
 - ♦ OSB Roof Decking with Foil Radiant Barrier
 - ♦ R-38 Attic Insulation
 - ♦ Continuous Soffit & Ridge Vents
- ♦ 3 HVAC's (13+ Seer) with Gas Heat
- ♦ Gas & Electric Connections for Cooktop & Dryer
- ♦ Low Voltage Overnight Lighting

Privacy

- ♦ Home's Lot Selection & Orientation on Lot
- ♦ Double Pane Low Sound Transmitting Windows
- ♦ Sound Attenuation Insulation: Baths, Owners Retreat, Laundry, Hobby, Between Living Areas & Bedrooms
- ♦ Private Access Between Bedrooms & Baths
- ♦ Mid-floor Insulation

Safety Package

- ♦ Security System
- ♦ Fire Alarm with Battery Backup
- ♦ Perimeter Soffit Lighting

Site

- ♦ 1.0344 Acre Well-Treed Hillside Lot
- ♦ Adjacent Greenbelts on Left Side (~40') and Rear (25')
- ♦ Large Rear Yard Enjoys the Prevailing Southeasterly Breeze & Evening Shade
- ♦ Sunrise & Sunset Views From Second Floor

