



COUTO HOMES

LUXURY DESIGN. *Family* APPEAL.

Included Features by Series

817-579-6600

CoutoHomes.com



L = Level

Levels will be explained and shown to you by Design Specialist

PROJECT SETUP



**Base Plan
Sq Ft Range**

2,300-2,600 Sq Ft

2,600-3,600 Sq Ft

3,600-4,200 Sq Ft

4,200-4,800 Sq Ft

**Permitting
Allowance**

Up to \$8,600

Up to \$9,200

Up to \$9,200

Up to \$9,900

Engineering

Foundation &
Structure Included

Foundation &
Structure Included

Foundation &
Structure Included

Foundation &
Structure Included

Dirtwork Allowance \$

\$3,000

\$4,500

\$6,000

\$7,500

**Final Grade
Allowance \$**

\$3,000

\$3,500

\$4,000

\$4,500

**Driveway Allowance
Sq Ft**

2,000 Sq Ft

2,250 Sq Ft

2,500 Sq Ft

2,750 Sq Ft

Exterior Features

EXTERIOR FEATURES



Exterior Veneers

L1 Brick
L1 Stone

L2 Brick
L2 Stone

L2 Brick
L2 Stone

L3 Brick
L3 Stone
3 Coat Stucco (Per Plan)

**Front Porch
Concrete Finish**

Broom Finish

Broom Finish

Broom or Rock Salt
Finish

Broom or Rock Salt
Finish

**Back Porch
Concrete Finish**

Broom Finish

Broom Finish

Broom Finish

Broom or Rock
Salt Finish

**Front Porch
Ceiling Finish**

Masonite

Stained Beadboard

Stained Beadboard

Stained Beadboard

**Back Porch
Ceiling Finish**

Masonite

Masonite

Stained Beadboard

Stained Beadboard

Front Door

3' x 8' Iron Door -
From Options

3' x 8' Iron Door -
From Options

3'6" x 8' Iron Door -
Customizable

6' x 8' Iron Double Door -
Customizable

Exterior Doors

Steel - Full Light

Steel - Full Light

Steel - Full Light

Steel- Full Light

Windows

Vinyl - White or Almond

Vinyl - White or Almond

Vinyl - White or Almond

Vinyl - White or Almond

Roofing

30 Year Shingle

30 Year Shingle

30 Year Shingle

30 Year Shingle

In order to provide the very best home to our valued buyers, we believe in an ongoing policy of research and improvement. This policy may result in changes to the features listed above.

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July 20, 2023



EXTERIOR FEATURES



Exterior Fireplace

-

-

-

1

Mailbox

Brick

Brick

Brick & Stone

Brick & Stone

Landscape Package
Sq Ft of Bermuda Sod
& Sprinkler

7,500 Sq Ft

10,000 Sq Ft

12,500 Sq Ft

15,000 Sq Ft

Flowerbed Allowance

Included

Included

Included

Included

Gutters &
Down Spouts

Entire Home

Entire Home

Entire Home

Entire Home

GARAGES



Garage Bays

2

3

3

4

Garage Doors

Non-Insulated Steel Doors

Non-Insulated Steel Doors

Insulated Steel Doors

Insulated Steel Doors

Garage Door Openers

1
1/2 HP - Chain Drive

2
1/2 HP - Chain Drive

2
1/2 HP - Belt Drive

2
1/2 HP - Belt Drive

Garage Floor Finish

Gray Floor Paint Coating

Standard Couto Epoxy,
with Flakes

Standard Couto Epoxy,
with Flakes

Standard Couto Epoxy,
with Flakes

Interior Features

CEILINGS



Decorative Ceiling
Options

Foyer, Living, Master
Bedroom
3

Foyer, Living, Master
Bedroom, Kitchen
4

Foyer, Living, Master
Bedroom, Kitchen, Study
5

Foyer, Living, Master
Bedroom, Kitchen, Study,
Master Bathroom
6

FLOORING



Living Area

L2 Tile

L1 Engineered Wood

L2 Wood (Nail Down)

L2 Wood (Nail Down)

Bedrooms

L2 Carpet

L2 Carpet

L3 Carpet

L3 Carpet

Master Bathroom

L1 Tile

L3 Tile

L3 Tile

L4 Tile

Secondary Bathroom

L1 Tile

L2 Tile

L2 Tile

L3 Tile

Master Shower

L1 Tile

L3 Tile

L3 Tile

L4 Tile

Bathtub Surrounds

L1 Tile

L2 Tile

L2 Tile

L3 Tile

Secondary Showers

L1 Tile

L2 Tile

L2 Tile

L3 Tile

Kitchen Backsplash

L1 Tile

L2 Tile

L2 Tile

L3 Tile

COUNTERTOPS



Kitchen Countertops

L2 Granite

L3 Granite or Quartz

L3 Granite or Quartz

L4 Granite or Quartz

Bath & Utility
Countertops

L1 Granite

L2 Granite

L2 Granite or Quartz

L3 Granite or Quartz

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TRIM & DOORS



Interior Doors

Classic

6'8" Door Height
Standard Door Casings
(No Pediments)

Signature

8' Door Height
Casings
with Pediments

Executive

8' Door Height
Casings
with Pediments

Luxury

8' Door Height
Casings
with Pediments

Walk-Through Openings

Arched or Flat

Arched or Flat

Arched or Flat

Arched, Elliptical or Flat

Door Casing Style

L1 Traditional 3.5"

L1 Traditional 3.5"

L2 Traditional or
Transitional 3.5"

L2 Traditional or
Transitional 3.5"

Two Step Crown Molding

Entry, Living, Kitchen,
Nook

Entry, Living, Kitchen,
Nook, Study/Dining,
Master Bedroom

Entry, Living, Kitchen,
Nook, Study/Dining,
Master Bedroom

Entry, Living, Kitchen,
Nook, Study/Dining,
Master Bedroom

Single Step Crown Molding

Halls, Master Bedroom
Ceiling Treatment, Study
Ceiling Treatment

Halls, Secondary Baths,
Secondary Bedrooms,
Game Room

Halls, Secondary Baths,
Secondary Bedrooms,
Game Room

Halls, Secondary Baths,
Secondary Bedrooms,
Game Room

Crown Molding Style

L1 Traditional

L1 Traditional

L2 Traditional

L2 Traditional
or Transitional

Baseboard Style Living

L1 Traditional 4.5"

L1 Traditional 4.5"

L2 Traditional 6"

L2 Traditional or
Transitional 6"

Baseboard Style Bedrooms

L1 Traditional 4.5"

L1 Traditional 4.5"

L1 Traditional 4.5"

L1 Traditional 4.5"

Baseboard Style Wet Areas

L1 Traditional 3"

L1 Traditional 3"

L1 Traditional 3"

L1 Traditional 3"

Sheet Rock Corners

Rounded or Square

Rounded or Square

Rounded or Square
or Chamfered

Rounded or Square
or Chamfered

WALL FINISHES



Wall Texture

Medium Drag Texture

Medium Drag Texture

Medium Drag Texture

Medium Drag Texture

Ceiling Finish

Medium Drag Texture

Medium Drag Texture

Medium Drag Texture

Medium Drag Texture

Interior Walls

L1 Flat

L2 Satin/Eggshell SW

L2 Satin/Eggshell SW

L2 Satin/Eggshell SW

Garage Walls

L1 Flat

L1 Flat

L1 Flat

L2 Satin/Eggshell SW

PLUMBING FIXTURES



Kitchen Sink

L1 Stainless Steel
Undermount

L2 Silgranit

L2 Silgranit

L3 Apron Front Porcelain

Kitchen Faucet (Moen)

L1

L2

L3

L4

Secondary Bathroom Faucets (Moen)

L1

L1

L2

L2

Secondary Bathroom Bathtubs

L1

L1

L2

L2

Master Bathroom Faucets (Moen)

L1

L2 8" Options

L3 8" Options

L3 8" Options

Master Bathroom Bathtub

L1
Deck & Soaker

L3
Pedestal Tub

L3
Pedestal Tub

L4
Pedestal Tub

Bathroom Sinks

L1 Porcelain

L1 Porcelain

L2 Porcelain

L2 Porcelain

Commodes

L1
Elongated





L1
Elongated

L2
Elongated

L2
Elongated

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		Classic	Signature	Executive	Luxury
PLUMBING FIXTURES		-	Undermount Stainless	Undermount Stainless	Undermount Stainless
	Utility Faucet	-	L1	L1	L1
GLASS		Framed Glass	Frameless Glass	Frameless Glass	Frameless Glass
APPLIANCES		Whirlpool 5 Burner (Electric or Gas)	Whirlpool 5 Burner (Electric or Gas)	KitchenAid 5 Burner (Electric or Gas)	KitchenAid 6 Burner (Electric or Gas)
	Oven Make & Model	Whirlpool Single Oven	Whirlpool Double Oven	KitchenAid Double Oven	KitchenAid Double Oven
	Microwave	Whirlpool 2.2 cubic feet Microwave	Sharp Microwave Drawer	Sharp Microwave Drawer	Sharp Microwave Drawer
	Dishwasher	Whirlpool Traditional	Whirlpool Hidden Button	KitchenAid Hidden Button	KitchenAid Hidden Button
CABINETS		Custom Cabinets	Single Step Cabinet Trim	Two Step Cabinet Trim	Two Step Cabinet Trim
	Cabinet Feet	45 Toe Kicks	45 Toe Kicks	CNC Toe Kicks	CNC Toe Kicks
	Raised End Panels & Decorative Corners	Kitchen	Kitchen & Master Bath	Entire Home	Entire Home
	Cabinet Hinges	Soft Close Cabinet Doors in Kitchen	Soft Close Cabinet Doors in Kitchen	Soft Close Cabinet Doors in Kitchen	Soft Close Cabinet Doors in Entire Home
	Drawer Glides	Full Extension Drawer Glides	Full Extension Drawer Glides	Full Extension Drawer Glides	Soft Close Drawers at Kitchen
	Vent Hood	Decorative - 4 Options	Decorative - Custom	Decorative - Custom	Decorative - Custom
	Cookie Tray at Kitchen	-	Included	Included	Included
	Trash Drawer at Kitchen	Included	Included	Included	Included
	2 Pot Drawers at Kitchen	Included	Included	Included	Included
	1 Pot Drawer Under Oven	Included	Included	Included	Included
	1 Bank of Drawers at Kitchen	Included	Included	Included	Included
	1 Bank of Drawers at Master Vanities	Included	Included	Included	Included
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LIGHTING



Under Cabinet Lighting

-

Included in Kitchen

Included in Kitchen

Included in Kitchen

Lighting Allowance

L1

L2

L3

L4

Receptacles

Standard Receptacles
w/ Standard Wall PlatesStandard Receptacles
w/ Standard Wall PlatesDecora Receptacles
w/ Screwless Wall PlatesDecora Receptacles
w/ Screwless Wall Plates

Switches

Decora Switches
w/ Standard Wall PlatesDecora Switches
w/ Standard Wall PlatesDecora Switches
w/ Screwless Wall PlatesDecora Switches
w/ Screwless Wall PlatesFireplace in
Living Room

36" Gas, Electric or Wood

42" Gas, Electric or Wood

42" Gas, Electric or Wood

42" Gas, Electric or Wood

Living Room
Fireplace FinishBrick or Stone w/
L1 Wood MantleBrick or Stone w/
L2 Wood MantleBrick or Stone w/
L2 Wood MantleBrick or Stone w/
L3 Wood Mantle

Exterior Fireplace

-

-

-

42" Wood

Exterior
Fireplace Finish

-

-

-

Brick or Stone w/
Stone Mantle

Mechanical Features

HVAC System

Trane HVAC System

Trane HVAC System

Trane HVAC System

Trane HVAC System

Electric Water
Heater

1

2

2

2

Data Lines

Cat 6 in Study
& Living AreaCat 6 in Master Bedroom,
Study & Living AreaCat 6 in All Bedrooms
& Living AreaCat 6 in Bedrooms,
Study & Living Area

Foam Lid Insulation

Included

Included

Included

Included

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MECHANICAL FEATURES

