



COUTO HOMES

LUXURY DESIGN. *Family* APPEAL.

Included Features by Series

817-579-6600

CoutoHomes.com



L = Level
Levels will be explained and
presented by your 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

L1 Shingle

L2 Shingle

L2 Shingle

L3 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.

We reserve the right to make substitutions of similar or better quality without notice.

April 1, 2024



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

Standard Couto Epoxy,
with Flakes

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

Engineered Wood (L1)

Nail Down Wood (L1)

Nail Down Wood (L1)

Bedrooms

L1 Carpet

L1 Carpet

L2 Carpet

L2 Carpet

Master Bathroom

L2 Tile

L3 Tile

L4 Tile

L4 Tile

Secondary Bathroom

L1 Tile

L2 Tile

L3 Tile

L3 Tile

Kitchen Backsplash

L1 Tile

L2 Tile

L2 Tile

L3 Tile

COUNTERTOPS



Kitchen Countertops

L2 Granite or Quartz

L3 Granite or Quartz

L3 Granite or Quartz

L4 Granite or Quartz

Bath & Utility
Countertops

L1 Granite

L2 Granite or Quartz

L2 Granite or Quartz

L3 Granite or Quartz

Bath & Utility
Backsplash

4" or 5"
Granite

4" or 5"
Granite or Quartz

4" or 5"
Granite or Quartz

4" or 5"
Granite or Quartz

GLASS



Glass Around Shower
Wall (Plan Specific)

Framed Glass

Frameless Glass

Frameless Glass

Frameless Glass

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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

Kitchen Sink

L1 Stainless Steel
Undermount

L2 Silgranit

L2 Silgranit

L3 Apron Front Porcelain

Kitchen Faucet (Moen)

L1

L2

L3

L4

Master Bathroom Faucets (Moen)

L2

L2

L4

L4

Master Bathroom Bathtub

L1
Deck & Soaker

L3
Pedestal Tub

L3
Pedestal Tub

L4
Pedestal Tub

Secondary Bathroom Faucets (Moen)

L1

L1

L3

L3

Secondary Bathroom Bathtubs

L1

L1

L2

L2

Bathroom Sinks

L1 Porcelain

L1 Porcelain

L2 Porcelain

L2 Porcelain

Commodes

L1
Elongated

L1
Elongated

L2
Elongated

L2
Elongated

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PLUMBING FIXTURES



Utility Sink

-

Undermount Stainless

Undermount Stainless

Undermount Stainless

Utility Faucet

-

L1

L1

L1

APPLIANCES



Cooktop

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

CUSTOM CABINETS



Cabinet Materials

Stain Grade (Knotty Alder)
and/or Paint Grade

Stain Grade (Knotty Alder)
and/or Paint Grade

Stain Grade (Knotty Alder)
and/or Paint Grade

Stain Grade (Knotty Alder)
and/or Paint Grade

Cabinet Crown

Single Step Cabinet Trim

Two 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 Guides

Full Extension
Drawer Guides

Full Extension
Drawer Guides

Full Extension
Drawer Guides

Soft Close Drawers
at Kitchen

Vent Hood

Decorative - 4 Options

Decorative - Custom

Decorative - Custom

Decorative - Custom

Cookie Tray at Kitchen

-

Included

Included

Included

Spice & Utensil
Pullouts at Cooktop

-

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

Classic

Signature

Executive

Luxury

-

Included in Kitchen

Included in Kitchen

Included in Kitchen

Lighting Allowance

L1

L2

L3

L4

Receptacles

Standard Receptacles
w/ Standard Wall Plates

Standard Receptacles
w/ Standard Wall Plates

Decora Receptacles
w/ Screwless Wall Plates

Decora Receptacles
w/ Screwless Wall Plates

Switches

Decora Switches
w/ Standard Wall Plates

Decora Switches
w/ Standard Wall Plates

Decora Switches
w/ Screwless Wall Plates

Decora Switches
w/ Screwless Wall Plates

Fireplace 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 Finish

Brick or Stone w/
L1 Wood Mantle

Brick or Stone w/
L2 Wood Mantle

Brick or Stone w/
L2 Wood Mantle

Brick 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 Area

Cat 6 in Master Bedroom,
Study & Living Area

Cat 6 in All Bedrooms
& Living Area

Cat 6 in Bedrooms,
Study & Living Area

Foam Lid Insulation

Included

Included

Included

Included

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MECHANICAL FEATURES

