



Rice Field at Plano Arts

1713 G Avenue, Plano, TX 75074

Price range: \$398k-\$475k



- We have Roof-top Decks! Great for nightly star-gazing and maybe a relaxing cocktail. APA says, "One of four best downtowns in the country"; buyers say, "Cutest little neighborhood ever"
- Plano's Urban Farmhouse community of 61 unique homes, inspired by urban architect, Andrés Duany
- The Anti-Cookie-Cutter Solution – premier luxury community of Historic Downtown Plano Arts District
- Vibrant and thriving community with performing arts, galleries, event venues and urban convenience
- Many of the area's unique shops, coffee houses and restaurants are independently owned and operated
- ArtCentre, Courtyard Theater, Cox Playhouse, Haggard Park, DART Station, Urban Crust, Lockhart BBQ

For More Information

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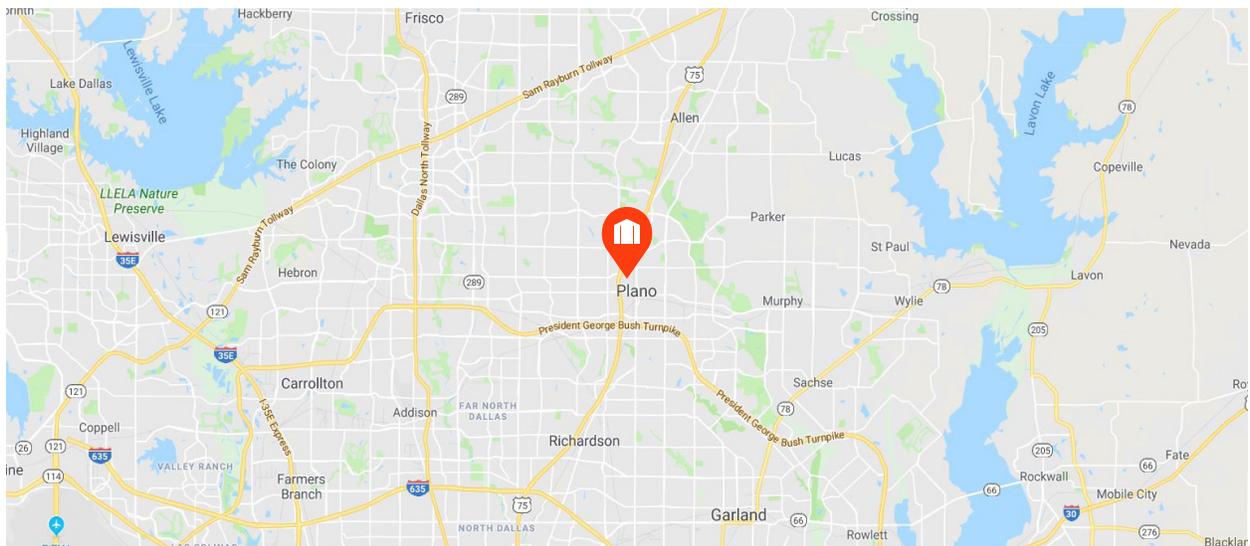
 instagram.com/intownliving

Site Plan



Artist rendering only. Actual colors and plans may vary significantly.

Location





Custom Features

Elegant Exteriors

- Custom designs from InTown Homes architects
- Urban Farmhouse Styling
- Eight-foot mahogany entry door
- Custom front porches and/or covered back patios (per plan)
- Full gutters around entire home
- **Nichiha** fiber cement siding
- **Nichiha** stucco board
- Attached 2-car garage with ample storage space
- Balconies and Roof Decks (per plan)
- Professionally designed landscape package
- Metal or composition shingles roofs
- Energy efficient, double pane windows with Low-E insulated glass
- Decorative and functional exterior lighting

Inspiring Interiors

- Super Matte finished Hickory or White Oak wood floors
- Wrought iron spindles
- Gas Fireplace with soaring decorative chimneys (per plan)
- Triple-stacked crown ceiling molding in main living area
- 6' to 8' base molding throughout home
- Eight-foot raised panel interior doors
- Optional private residential elevator (per plan)
- Elegant stairways with hardwood tread
- Rounded sheetrock corners
- 12' ceilings down and 9' to 12' ceilings up

Luxurious Master Suites

- Single ceiling molding in master bedroom
- Marble, granite or quartz counter-tops
- **Natural Stone** tile floors and shower surrounds
- Deep 72" soaker tubs or free-standing tubs
- Oversized glass enclosed shower with bench seat

- Dual vanities
- Framed mirrors
- Oversized expansive walk-in closets with pull-down storage

Gourmet Kitchens

- Spacious gourmet kitchens
- **Granite** countertops
- Upgraded stacked cabinetry with soft-close doors and drawers and some glass fronts
- **Bosch Stainless** 36" 5-burner cooktop with continuous cast-iron grates
- **Bosch Stainless** single wall oven
- **Bosch Stainless** wall microwave
- **Bosch Stainless** fully integrated dishwasher
- **Bosch Stainless** vent hood
- Bertazzoni Stainless package alternative
- Stainless Farm sinks with garbage disposal
- Space for wine-fridge in eat-in-island
- **Natural Stone** backsplash
- Insinkerator Badger 1/3 horsepower disposal
- Ice maker connection for refrigerator
- Recessed can lights with LED bulbs
- Under cabinet lighting

Quality Construction

- Engineered, certified and inspected foundations
- Engineered flooring system
- Five-point extensive inspection process: structural, frame, exterior, air infiltration and quality assurance
- Fully installed 2GIG alarm system with home automation w/ remote capability
- RG6 digital coax cable for cable and internet
- CAT5 wiring for phone and home internet
- Pre-wire for surround sound in family room

Continuing a policy of constant improvement, builder reserves the right to make modifications including changes, additions or deletions in the features, plans and specifications, and to substitute material of similar quality without notice or prior obligation. *Features may be available only in specific plans and/or in specific communities. The availability of these features is subject to change without notice. Features on homes constructed prior to this printing may have different features. No representation or warranties either expressed or implied are made as to the accuracy of the information herein or with respect to the suitability, usability, feasibility, merchantability or conditions of any property herein described. Rev. 08-26-10 All Rights Reserved. ©InTown Homes 2017





Eco-Hip™ for Sustainable Green Living

- InTown Homes Eco-Hip™ program meets and exceeds the New International Energy Code Standard
- 2 x 6 exterior side-walls increase structural rigidity
- Renewably-sourced wood flooring materials
- Dual flush toilets
- **R-19 Insulation** in exterior walls
- **R-38 Insulation** in attic
- Air sealing package
- **Bosch** or **Rheem**, gas tank-less water heaters
- **CertainTeed Air Renew Drywall** provides mold and moisture resistance throughout home while removing VOCs (Volatile Organic Compounds)
- DOW WEATHERMATETM weather barrier system
- **Lennox 16.00 SEER HVAC** system with two-stage compressor
- **Lennox Harmony III™ Zone System** - independent zoning of each floor level for controlled comfort and efficiency
- **MERV 10** - high performance media air filter
- Programmable thermostats
- Radiant barrier
- Low-E double pane energy efficient vinyl windows (per community)
- **Energy Star®** appliances
- Duct blaster and blower door testing
- Low VOC paint
- **Hansgrohe** plumbing package throughout

Building Partners



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