

Driftwood, Texas · 10020 Darden Hill Rd. Unit 1501. Austin, TX 78737

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Builder's Spec Sheet

Mattison Reynolds Residential Works · Driftwood, TX · Updated Oct 13, 2026

This sheet gives our realtor a quick answer to "what was used on this house?" Items in [brackets] are choices to fill in or confirm per home; everything else is written as our standard spec and can be edited.

Home Overview

Item	Detail
Property address	249 Broadwing Cove, Austin, TX 78737
Floor plan / model	Texas Hill Country Modern
Living area	4675 sq ft
Bedrooms / bathrooms	5 **bed / 5.5** bath
Garage	3-car, attached
Stories	2
Lot size	1.48 acres

Item	Detail
Year built	2027
School district	Dripping Springs Independent School District (DSID)
County	Hays County
Builder	Mattison Reynolds Residential Works

Site Work & Foundation

Component	Specification
Site preparation	Lot cleared, graded and compacted; drainage routed away from the home
Foundation type	Slab-on-grade
Slab thickness / concrete	4 1/2″ slab, 3,000 PSI concrete with rebar reinforcement
Vapor barrier	15-mil polyethylene under slab
Engineering	Foundation designed and sealed by a licensed Texas engineer.
Driveway	Washed Aggregate Concrete, Pavers in front circle driveway
Flatwork	Broom-finish concrete [porch, walks, patio]

Framing & Structure

Component	Specification
Wall framing	2x4 or 2x6 LSL on interior walls at 16″ on center. 2x6 studs on exterior walls
Exterior sheathing	7/16″ ZIP System, taped and sealed

Component	Specification
Roof framing	Engineered roof trusses, 2/12 slope, 24″ on center
Ceiling heights	10′6″ garage floor, 13′8″ Great Room, 11′8″ kitchen, Bedroom wing 10′
Beams and headers	LVL or engineered lumber at all major openings
Fire blocking	Per code, at all required locations
Inspections	Foundation inspected by engineer prior to pour. Framing inspected prior to insulation by contracted engineer. Any third-party inspections can be performed at any time.

Roofing

Component	Specification
Roof covering	McElroy Standing Seam Matte Black
Shingle rating	Class 4
Underlayment	WIP 300 Ice & Water
Flashing	Custom made wall flashings, Valley flashings, Drip Ledge, Chimney flashings
Ventilation	With spray foam insulation, no roof vents installed
Gutters	6″ seamless aluminum, Color: Black, Downspouts to match.

Exterior Finishes, Windows & Doors

Component	Specification
Masonry	Texas White Limestone, 4″, 6″, and 8″ cuts

Component	Specification
Siding	Newtech Wood, Norwegian Board, Color: Brazilian Ipe
Trim and soffit	1x6 Douglas Fir tongue and groove, stained to match siding
Windows	Western windows with select windows being Sierra Pacific.
Front door	Custom Iron Door
Rear and side doors	Slider door units by Western
Garage door	TBD [Insulated steel / wood-look], [brand, style], with [belt-drive] opener and [__] remotes
Exterior stucco	Shoji White Fine Stucco Finish
Exterior lighting	TBD at entries and garage
Hose bibs	Aquor frost-proof exterior hose bibs

Insulation & Energy Efficiency

Component	Specification
Exterior Wall insulation	Spray foam, open-cell, R-13, 3 1/2"
Interior Wall insulation	Batts, R-11. Interior bathroom and laundry walls
Attic insulation	Spray foam at roof deck, R-13, 3 1/2"
Floor insulation (2nd story)	Spray foam open-cell, R-20 5 1/2"
Air sealing	Sealed at plates, penetrations and window and door openings
Energy testing	IECC, duct leakage and final energy inspections
Energy code	Built to 2018 IECC as adopted locally

HVAC

Component	Specification
Cooling system	1-4 ton system for bedroom wing, 1-5 ton system for great room and kitchen wing, Carrier or Bryant. Casita, Mitsubishi 1.5 ton, heat pump, 18 SEER ducted system
Heating	Electric heat pump
Number of zones	3
Ductwork	Insulated flex duct in conditioned or attic space; [duct leakage tested]
Thermostat	Smart Ecobee Thermostat
Air filtration	TBD [MERV __] filters, [size] at [location]
Bath and kitchen exhaust	Vented to exterior

Plumbing, Water & Wastewater

Component	Specification
Water supply	WTCPUA
Wastewater	Aerobic septic system, 2325-gallon tank, designed to Hays County standards
Supply lines	PEX
Drain, waste and vent	PVC at slab
Water heater	Tankless gas , Rinnai RXP199 with built in recirc pump
Water softener / filtration	Pre-plumbed, Lone Star Water Service
Shut-offs	Main shut-off at garage wall; Moen Smart Flo, individual shut-offs at fixtures

Electrical & Low-Voltage

Component	Specification
Service	400 amp, underground, utility provider: Pedernales Electric Cooperative
Wiring	Copper wiring throughout
Outlets and switches	Decora-style plugs and switches with screwless plates. Colors TBD. GFCI and AFCI breakers per code.
Smoke and CO detectors	Hardwired with battery backup, interconnected
Data and cable	Cat6; AV Media Rack located TBD
Ceiling fans	Fans in all bedrooms, living room and outdoor living
EV charger	60 amp x2

Interior Finishes

Component	Specification
Drywall	5/8″ standard at all ceiling and walls; moisture-resistant board in wet areas
Wall texture	Level 5 Finish
Interior paint	TBD
Baseboard	1x8 MDF, Square
Casing	1x4 MDF
Interior doors	4-panel shaker style, solid core, 8′ height
Main living flooring	Engineered hardwood, Fuzion 7 1/2″ plank
Bedroom flooring	Engineered hardwood, Fuzion 7 1/2″ plank
Wet-area flooring	Tile, see selections below
Stairs and railing	Wood treads, steel railing

Component	Specification
Fireplace	72″ Isokern Magnum Linear, open, gas. White limestone surround, Leuder stone hearth
Closet shelving	Built-in cabinets, MDF shelving, rods

Kitchen

Component	Specification
Cabinets	Plain Sawn White Oak, stained, Door Style: beaded slim shaker, soft-close doors and drawers
Countertops	Taj Mahal Leathered Quartzite
Backsplash	Taj Mahal Leathered Quartzite
Sink	Blanco 39″ Inteo Silgranit Undermount SInk
Faucet	Newport Brass East Linear 1.8 GPM Widespread Bridge Pull Down Kitchen Faucet, Polished Nickel (PVD)
Range / cooktop	Wolf SRT486G-LP 48″ Wide 6 Burner Liquid Propane Rangetop with Infrared Griddle, Stainless Steel
Oven / microwave	Wolf DO3050PE/S/P E Series 30″ Wide 6.1 Cu. Ft. Double Electric Oven w/ WIFI, Finish- Stainless Steel Wolf MD24TE/S 24″ WIde 1.2 Cu. Ft. 950 Watt Transitional Drawer Microwave
Range hood	Wolf VC48W 48″ Wide Ceiling Mounted Range Hood
Dishwasher	(2) Bosch SHV78CM3N 800 Series 24″ Wide 16 Place Setting Built-In Panel Ready Top Control Dishwasher
Refrigerator	TBD, Wolf Columns size TBD

Component	Specification
Disposal	InSinkErator 79850K-ISE Pro 3/4 HP Continuous Feed Food Waste Disposal
Pantry	Walk-in, custom shelving

Bathrooms & Laundry

Component	Specification
Vanities	Custom made vanities throughout with quartzite countertops Powder: painted, floating Primary: stained, floating Primary make up: stained Bath 2: painted Bath 3: painted Main Guest Bath: stained Cabana Bath: painted
Toilets	Guest and powder baths: Toto Aqua IV toilets Primary Suite Bath: Tot Nexus w/ Bidet Nexus 1.28 GPF One Piece Elongated Chair Height Toilet w/ Tornado Flush Tech, S7A Washlet Elongated Bidet Toilet Seat w/ EWater+ Wand/ Bowl Cleaning, Auto Open/Close Contemporary Lid, Auto Flush Compatible
Primary shower	Framed w/ shower glass, Newport Brass Muncy Collection showerhead, rainhead, tub and tub filler w/ handshower
Secondary tubs and showers	Bath 2 tub/shower: Signature Hardware Sitka 60″x36″ Three Wall Alcove Acrylic Soaking Tub
Freestanding tub	Winifred 64″ Solid Surface Soaking Freestanding Tub w/ Integrated Drain and Overflow

Component	Specification
Plumbing fixtures	Primary: Newport Brass Muncy Collection-French Gold Bath 2: Pfister Verve Collection, Brushed Gold Bath 3: Pfister Verve Collection, Polished Nickel Cabana Bath: Pfister Verve Collection, Brushed Gold
Bath flooring	Primary: Emser Tile-Kalta Bianco Polished 12x24. Emser Tile- Kalta Bianco Polished 3x6 (herringbone, tub wall only) Bath 2 tub/shower: Wall tile TBD Bath 3: Emser Watercolors 3x12 Bamboo Glossy stacked vertically. Floors Arizona Tile Intense Perle Matte 2x2 Mosaic Main guest bath: Wall tile Soho Tile- Serena White Glossy 4x4. Shower Floor Arizona Tile - Cosmic Ivory 2x2 Mosaic Cabana Bath: Shower Floor- Daltile Star & cross tumbled Mosaic. Walls Rickert Tile- Kave Ivory Plisse 24x48
Mirrors	Framed, TBD Sizes
Laundry room	Painted custom cabinetry with quartzite countertops. W&D hook ups. Kohler 25” stainless steel undermount sink, Polished Nickel Faucet. Soho Malta White Star & Cross Tile Flooring.
Cabana Kitchenette	Painted Custom cabinetry with taj mahal quartzite countertops. Asari 1.8 GPM Single Hole Pull Down Kitchen Faucet (brushed gold). Signature Hardware Totten 25″ Drop In / Undermount Single Basin Granite Composite Kitchen Sink (white)

Lighting & Hardware

Component	Specification
Interior lighting	TBD

Component	Specification
Decorative fixtures	TBD
Dimmers	TBD
Cabinet hardware	TBD
Door hardware	TBD, Ashley Norton
Bath accessories	To match plumbing collection in every bath
Window coverings	None included

Outdoor Living & Landscaping

Component	Specification
Covered patio / porch	13′6″x 27′6″, Leuder tile, ceiling fan, gas stub, TV spot
Outdoor kitchen	Included
Landscaping	Native, mulch beds; sod type TBD, Limestone block retaining walls 2′x4′, limestone planters, steel planters TBD
Irrigation	TBD [Automatic system, __ zones, brand controller / none]
Fencing	TBD
Lot drainage	Swales and French drains where needed
Tree preservation	Mature oaks preserved / protected during construction if necessary
Mailbox	Community

Warranty, Care & Realtor Quick Answers

Mattison Reynolds Residential Works stands behind the home with the coverage below; confirm terms against the signed warranty documents before quoting them to a buyer.

Coverage	Term
Workmanship	1 year
Systems (electrical, plumbing, HVAC)	2 years
Structural	10 years
Roof	**40-year manufacturer warranty, 5**-year limited workmanship
Appliances	Manufacturer warranties; paperwork in [location to be determined]
Warranty contact	Jorge Salome, Warranty Manager, (512) 300-1676

Question	Answer
Who built the home?	Mattison Reynolds Residential Works, Driftwood, TX
What type of foundation?	Slab-on-grade
Roof age and material?	New with the home; 24-gauge, standing seam metal. Color: Matte Black
Water and sewer?	WTCPUA; septic
Energy efficiency features?	Spray foam insulation, low-E windows.
Where are the manuals and warranties?	Will be provided to homeowner before move-in.
Which items convey?	Appliances, HVAC, Pool Equipment
Who services the HVAC?	A.D. Services, Alejandro Ramirez (512) 487-2941

Notes: Materials may be substituted with equivalent or better products based on availability. Specifications reflect standard builds and may vary by home; see the signed contract for final selections.