



GEORGE

2211 EM Franklin Ave, Austin, TX 78723

George is an inviting, intimate community with a pool, private parking, and greenspace. Brand new and beautiful in Central East Austin, located at EM Franklin between MLK and Manor. Close to what you want and where you want to go.

80 two-story townhomes, including 1-bedroom floor plans and private yards.
36 single family homes with a variety of floor plans and private yards.

Building features: Solar panels, spray foam insulation, tankless water heater system, and high efficiency, electric heat-pump mechanical system with fresh air intake.

CONTEMPORARY KITCHEN FEATURES



- Standard overlay shaker or flat-style wood cabinets
- Stainless steel hardware
- Extended height upper cabinets to 42" tall
- Integrated trash and recycle combination pullout drawer (per plan)
- Non-porous quartz engineered slab countertops
- Contemporary backsplash selections
- Bosch stainless steel appliance package:
Gas Range / Refrigerator / Microwave/ Dishwasher
- Under-mount single bowl stainless steel kitchen sink
- Deep overhang for spacious bar seating (per plan)
- Delta Trinsic Chrome Pullout Stainless Steel Faucet



DECORATIVE INTERIOR FINISHES



- Durable engineered wood floors throughout
- Conduit at primary and living room to allow for hanging or standing TV mounts
- Finely textured sheetrock surfaces throughout

DELUXE BATHROOMS



- Standard overlay shaker-style wood cabinets
- Non-porous quartz engineered slab countertops
- Contemporary format tiled shower and accent tile tub surrounds in bathrooms
- Ergonomic vanity in primary bath
- Delta Trinsic chrome faucet and shower hardware
- Modern chrome towel bars, rings, and paper holders
- Water saving, low flow commodes
- Wood shelving/rods in closets
- Semi-frameless glass shower enclosure in primary bath



DISTINCTIVE EXTERIOR FEATURES

We designed George to be a place where people can't wait to come home. Shared lawns, patios, decks, and a pool give unity to the community. A color and texture pop on each home create a sense of individuality within the larger neighborhood.



- Gutters and downspouts (per plan)
- Horizontal cedar slats at privacy fences. Welded wire mesh /gapped horizontal cedar slats at public mews
- Sustainable, drought-resistant, native landscape package
- Rain sensing irrigation system
- HOA grass mowing, edging, blowing, irrigation maintenance and fence maintenance of home site
- Industrial inspired exterior lighting
- Durable fiber cement siding
- Exterior hose bibs
- Weatherproof electrical outlets
- Schlage Connect touchscreen deadbolt at front door

ENERGY EFFICIENCY AND QUALITY CONSTRUCTION



- Solar photovoltaic panel system
- 2 X 6 exterior wall construction
- Engineered floor system
- Encapsulated, energy efficient insulation package with spray foam at roof deck and exterior walls
- Protective ground fault interrupter circuits in kitchen and baths for safety
- Tankless hot water heater with endless hot water
- High efficiency, electric heat-pump mechanical system with fresh air-intake – optimally sized for each home
- Air handling equipment and all ductwork within thermal envelope
- Exhaust vents directly vented to outside
- Individually designed and engineered post-tension foundation system (Single Family Units)
- High performance, double pane (insulated glass) low-E vinyl windows with screens at operable windows for optimal fresh air
- LED lighting package
- Low VOC Paint
- Ceiling fans in all bedrooms and living room (per plan)
- Delta EPA WaterSense plumbing fixtures at all bathrooms
- Interconnected smoke alarm system with battery back-up and/or fire sprinkler system (per plan)
- Carbon monoxide detectors
- Programmable thermostats to control temperatures
- Third party energy inspections
- Termite protection system
- PEX plumbing system

