

**Profile: 9718 Robin Hill, Dallas, Texas 75238**

- Mark Dann, President of Highland Classic Homes, LLC. builds each home as if he and his family were going to live in it.
- French country architecture style with brick, cedar and stone fits beautifully in the neighborhood.
- A special effort was made to save virtually all existing trees.
- One-year builder warranty.
- Extended warranty available through Builders Bonded Warranty.

**9718 Robin Hill has:**

- Full security system including smoke detectors.
- Extended 8'ft doors throughout downstairs
- Cat 5 cable wired for High Definition TV and high speed Internet throughout home.
- Full sprinkler system.
- Full guttering with leaf guard.
- Hand-scraped hardwoods downstairs and upstairs hallway.
- Ceiling fans in virtually every room.

**Roof:**

- 30-year Tamko shingles combined with tech shield decking provides excellent energy savings.

**Windows:**

- Wood clad double pane windows on front of home. Double pane windows in balance of home.

**Closets:**

- Large walk-in closets with florescent lights.

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**Entryway:**

- Nearly 20' in height.

**Study/Home Office (14' x 12')**

- 12' vaulted ceiling with cedar beams and hanging light fixture.
- Center floor electrical outlet for desk.
- Built-in wall desk with book shelves.
- French doors to study.

**Dining Room: (13' x 13')**

- Has bright, window light into dining room.
- Recessed ceiling with hanging light fixture.

**Stairs:**

- Oak stairs with wrought iron railing complimented by slate tile risers.

**Bar/Wine Grotto:**

- Beverage cooler.
- Serving window.

**Master Bedroom: (18' x 15')**

- Security key pad in bedroom. Home is wired for security of windows, doors, smoke detectors. All are wired into the phone system.
- Raised box ceiling.

**Master Bath:**

- 6' jetted tub system.
- Walk-in shower with marble tile seat plus rain shower head in ceiling.
- Under mount sinks.
- Culture marble countertops.
- Lots of storage space.
- Spacious medicine cabinet with interior light and top wired for TV.

**Large Master Closet off Master Bath:**

- With florescent light – excellent for seeing colors of clothes when trying to match.
- High wall window for additional natural light and added depth to closet.

**Bedroom # 2: (14' x 12')**

**Bedroom # 3: (13' x 12')**

(Upstairs bedrooms # 2 and # 3 have raised slope ceilings)

**Guest Room # 4: (11' x 13')**

**Kitchen: (13' x 16')**

- All granite countertops.
- GE Appliances.
  - GE Profile Refrigerator
  - GE Electric Double Oven (Built-in)
  - GE Microwave Oven
  - GE Gas Cook Top Stove
  - GE Range Venthood
- High wall windows for additional natural daylight and room depth.
- Glass pendant drop lights plus matching nook light.
- Ample drawers, upper cabinets and lower cabinets for added storage space plus two (2) spacious pot and pan drawers.
- Nine (9) electrical outlets around countertop perimeter.
- Kitchen island has rounded corners and base cutout for ease of cleaning. Also provides two (2) electrical outlets on each side of island.
- Built-in trash pullout has double trash bag capacity.
- All cabinet drawers have ball bearing feature to let each slide out for total access.
- Pot-filler over stove.
- Bright, spacious pantry centrally located in northwest corner of kitchen.
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**Nook: (13' x 11')**

- Has built-in window seat and pendant light fixture.

**Living Room: (20' x 19')**

- 5.1 stereo –5 speaker system in ceiling plus base subwoofer in cabinet.  
Components:
  - Samsung Full HD DVD Player.
  - Sherwood Newcastle R-772 Receiver with Dolby Digital EX, Dolby Digital Speaker, Room EQ Setup, HDMI and DTS 96/24/ES.
  - Polk Audio base subwoofer.

**Game Room: (18' x 20')**

- Two desk areas each with two (2) Tec boxes for phone and internet connectivity.
- Space plus wiring for LCD on game room wall.

**Media Room: (15' x 15")**

- Has complete DVD player, receiver, projection system and 7.1 surround sound system plus base subwoofer.
- Media room walls are insulated for sound.

Components:

- Infocus IN82 Ceiling Mounted Projection System.
- Samsung Full HD DVD Player
- Marantz Surround Sound SR 4002 Receiver with HDMI, SRS, DTS, HD/CD, Dolby Digital EX.
- Polk Audio Base Subwoofer.
- Universal Remote – MX 350.

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**Mud Room:**

- Excellent for coats, shoes, etc.

**HVAC:**

- Has digital programmable touchpad thermostat with 2 zones (upstairs/downstairs), 2 A/C units, 2 heating units, 2 thermostats with individual control.

**Hot Water Heaters:**

- Two (2) 50-gallon hot water heaters.

**Laundry Room (9' x 5')**

- 2 countertop areas with space for folding clothes and sink.
- Built-in ironing board.
- “On Q” Tec boxes for hub location hold all security wiring plus easy access to all CAT 5 cable for media and internet access.

**Outdoor Living Area: (14' x 14" = Covered)**

- Cooking and serving area.
- Jenn-Aire grill.
- Mini-fridge.
- Switch-on gas log fireplace.
- Brick-framed pocket for TV over fireplace.
- Storage area for grilling utensils.
- Outdoor speakers for music in backyard and veranda with outdoor volume control.
- Ceiling fan.
- Open brick-framed window above kitchen area for cross wind currents.
- Cedar 6' board on board fence.

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**Balcony:** (8' x 9')

- Wrought iron railing.
- Ceramic tile floor with wood appearance.

**Attic:**

- Walkout (floored) storage area on second floor.
- Pull-down attic stairs for additional storage on upper attic area above second floor.
- Blown-in R38 insulation.

**Garage:** (22' x 22')

- 2-car garage with additional area for workshop or storage.

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