



DEFINITIVE
CUSTOM HOMES, INC



DEFINITIVE
CUSTOM HOMES, INC



VISIT DEFINITIVE CUSTOM HOMES

Be sure to contact us for an opportunity to see why your home should be *Definitive*. We welcome the chance to demonstrate our inspired designs and entice you with our expertly constructed, energy efficient homes. We are one of the top energy conscious builders in the region. We're also one of the fastest growing custom builders in the region. Just ask, and we'll tell you why!

OUR 4 POINT COMMITMENT SYSTEM

1. FIRM CONTRACT PRICING

With Definitive Custom Homes, you won't be taken by surprise. You will be informed of your new home's price up-front and in writing.

2. MINIMUM EARNEST MONEY

Compared to the competition, Definitive Custom Homes' flexibility allows little to no deposit, making it possible to get started immediately.

3. COMMITMENT TO COMMUNICATION

Definitive Custom Homes keeps you informed during every step of the construction process with scheduled inspections and weekly updates.

4. COMMITMENT TO QUALITY & EXCELLENCE

Our 2/10-year warranty is your assurance that your dream home meets only the highest quality standards and craftsmanship.

YOUR ALL-INCLUSIVE CUSTOM HOME EXPERIENCE

WHAT YOU'LL FIND UNDER OUR ROOF:

- HOME DESIGN & DECORATING PROFESSIONALS
- MORTGAGE & LENDING PROFESSIONALS
- REAL ESTATE PROFESSIONALS
- MORE THAN 25 YEARS COMBINED EXPERIENCE



PEACE OF MIND

Imagine enjoying all of the luxuries of a custom built home without having to worry about cost over-runs, waiting a year or more for completion, and having to put down large deposits to cover initial expenditures....

Your dream becomes reality when you build a
Definitive Custom Home!



We use only the finest materials - inside & out, and we keep our job sites clean. We're also the area's top green builder.



Under 4 sides masonry lies moisture-repellant Tyvek wrap. Double pane windows with LoE UV reducing glass - standard.



Lustrous granite countertops, quality Bosch appliances, a tumbled stone backsplash, & custom cabinets make your kitchen stunning.



Stunning staircases are works of art in our houses. Standard tile floors and solid wood leaded glass front entry doors are a great complement.



The Vanguard Manabloc Plumbing System makes it easy to isolate problems or make repairs without disrupting the water supply to the entire house.

EXTERIOR FEATURES

- Decorative arch at front porch, per plan
- 4 sides brick or stucco exterior with stone accents (per plan) US Brick
- Fiber Cement on all exterior trim, 50-year warranty
- Atlas Dimensional 45-year 300lb. composite shingles
- Solid wood leaded glass front entry door
- Pewter/satin nickel hardware on all doors
- Fully sheet rocked, trimmed and textured garage
- 18' Garage door, per plan
- 1500 square feet of concrete walk-ups and concrete driveway
- 3 outdoor electrical outlets
- 3 outdoor frost-free faucets
- Divided light windows on all front windows
- 150 square feet of covered patio or porch, per plan

INTERIOR FEATURES

- 42" wood burning fireplace in family room with wood or sheetrock mantle, per plan
- Ceramic tile floors in foyer, family room, breakfast room, kitchen, master bath, guest bath, powder room, and all walkways, per plan
- 8' First floor plate heights, with 10' raised ceilings in foyer, family room, dining room, kitchen, breakfast room, master bedroom, per plan
- Accent tray ceilings, per plan
- Crown molding in foyer, dining room, living room/study, plus your choice of an additional room
- Chair rail molding in dining room
- 4-1/2" Colonial decorative base molding with 3 1/2" Colonial casing around all doors
- 2-tone Sherwin Williams paint throughout
- Textured walls throughout with rounded corners in main living areas (excludes windows)
- Elegant recessed lights in kitchen, family room, and master bath
- Vanguard Manabloc Plumbing System
- Ceiling fans in master bedroom and family room
- Minimum 50 gallon, quick recovery hot water heater
- Pre-plumbed for water softeners
- Raised panel interior doors w/ pewter/satin nickel hardware
- Pre-wired intelligent home, wired with CATV and RG-6 for easy networking, 6 locations included
- Pre-wired for security system
- 42" Jacuzzi Garden Tub in master bathroom, per plan
- Elongated toilets throughout
- Linen closets in master bathroom and guest bathroom, per plan
- Cultured marble countertops in all bathrooms
- HOMETEAM Pest Defense System

KITCHEN FEATURES

- Quality Bosch/Thermador appliances
- Natural granite countertops with under-mount sink
- Oversized kitchen with walk-in pantry, per plan
- 42" raised panel upper cabinets with crown molding
- Tumbled stone backsplash
- Recessed lighting
- Built in 30" Bosch oven
- Built in Thermador microwave
- 4-burner Bosch glass cook top
- Bosch Integra Dishwasher

ENERGY EFFICIENCY

- 12 SEER Engineered Trane heating and cooling system
- Double pane windows with LoE UV Reducing Glass
- Tech-shield Radiant Barrier Decking in attic
- Programmable thermostat
- R-13 batt insulation on walls
- R-38 insulation in ceilings
- Roof ridge ventilation system

ABOUT DEFINITIVE CUSTOM HOMES

Definitive Custom Homes was established in 2001, and since then our ongoing pledge has been to provide our clients with a beautiful custom home they consider a dream come true. From start to finish, client interaction and attention to detail embody the heart of every Definitive Custom Home.

President Greg Mikezell II is a results-oriented professional with over seven years of construction and business development experience. Possessing the success, ability and overall knowledge to pioneer the construction of your new home, Greg graduated from the University of Texas at San Antonio with a degree in Accounting and Finance concentrating in Real Estate Development.

Definitive Custom Homes builds in 4 counties and is currently building in Comal Trace, River Crossing, Timberwood Park, Saddle Ridge, The Dominion, Fair Oaks Ranch and Alamo Heights. We encourage you to contact us for a list of Definitive Custom Home owners ready to tell you about their all-inclusive custom home building experience.