



A LAKEWOOD COMMUNITY

## 6811 NORTHRIDGE

DALLAS, TX 75214

2 STORY  
5 BED  
4 BATH  
2 HALF BATH  
STUDY  
GAME ROOM  
2-CAR-GARAGE  
4,272 SQFT

This new home in coveted Lakewood is a hidden gem. An authentic two-story built by Cambridge Homes, a builder renowned for craftsmanship and attention to detail, this home must be seen to be appreciated.

Schedule a tour today!

**Lakewood • 972.535.2537 • 6811 Northridge, Dallas, TX 75214 • [cambridgehomes.com](http://cambridgehomes.com)**

Cambridge Homes, 5601 Democracy Drive Ste. 190, Plano, Texas 75024. These depictions represent an artist's concept of the product and are not intended to be an exact representation and are not intended to show specific detailing. The company may change home design, price, materials, features and methods of construction without prior notice. Square footages are estimates only. Copyright © 2016 Cambridge Homes Holdings, LLC. All rights reserved. 06.04.18





## KITCHEN & BUTLER'S PANTRY

- Beautiful Quartz countertops on perimeter and island
- Custom crafted paint grade shaker cabinets finished on site
- GE Monogram Appliances
- 48" Best stainless steel range hood



## OWNER'S SUITE & SPA

- Beautiful Quartz countertops in owner's spa
- Walk-in shower with frameless enclosure
- Separate free-standing tub
- Oversized walk-in-closet
- Custom beveled mirrors





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## INTERIOR DESIGN

- 42" gas fireplace with tile surround, painted mantle in great room and hearth room
- Interior 8'0" solid core 5-panel smooth doors
- Open kitchen into great room, perfect for entertaining
- Butler's pantry and oversized pantry next to kitchen
- Stained Oak stairs with custom iron balusters and wood flooring on landing
- Wood burning fireplace in study with gas starter
- 2 1/4" Hand scraped Oak hardwood flooring in entry, great room, kitchen, study, all hallways up and down, first floor powder room and game room



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## SECONDARY BATHS & LAUNDRY

- Rectangular under mount sinks in all secondary baths and first floor powder room
- Limestone or granite countertops in secondary baths and laundry room
- Quartz countertop in first floor powder room

## OUR COMMITMENT

- Comprehensive new home orientation prior to closing
- A dedicated and talented post-close customer service team
- 1 year workmanship and materials warranty, 2 year plumbing, HVAC, and electrical systems warranty, and a 10 year structural warranty

## CAMBRIDGE ENERGY ADVANTAGE & GUARANTEE

- 3-Year Whole House Energy Use Guarantee
- Radiant barrier roof decking to reduce heat gain
- R38 blown insulation in all living areas including ceiling and attic spaces
- R13 batts in all living area exterior walls
- R6 insulated air ducting
- Low-E dual pane premium vinyl windows with 10 year manufacturer's warranty
- Carrier or Lennox air conditioning and natural gas heating designed for each home
- Honeywell Programmable thermostats for convenient operation of climate control
- Soffit and roof mounted vent system designed per plan to circulate fresh air in attic spaces
- Polyseal at wall plates, doors, corners, windows and attic to reduce air infiltration
- Sill seal gasket below exterior wall plate to reduce air infiltration
- Multiple air returns throughout the home to increase airflow efficiency
- Kohler and Proflo commodes throughout
- An exclusive program for energy-efficient new homes
- The Residential Energy Guarantee covers the additional cost of natural gas and electric utilities that exceed the guaranteed usage of HERS\* rated new homes
- With simple signup, minimal paperwork, online options and the backing of Bankers Financial Corporation, the Residential Energy Guarantee is good times three: good for budget-savvy homeowners, good for builders committed to a greener industry and good for all of us looking out for our planet and its resources.

## QUALITY CONSTRUCTION

- Individually engineered post tension 3000 psi foundation with 10-year limited warranty
- 2 x 4 interior framed load-bearing walls with 16" on center stud spacing
- Professionally engineered structural framing
- 7/16" Radiant barrier roof decking
- 3/4" OSB subfloor glued and screwed floor system
- Two exterior water faucets with frost protection
- In-wall pest control system

## ELECTRICAL

- Smoke detectors and carbon monoxide detectors interconnected with battery backup
- Rocker style light switches
- Numerous CAT.5 phone and TV jacks and a structured wiring cabinet for future expansion needs
- Full security system with keypad and contacts on all first floor exterior doors and operable windows, and second floor accessible areas
- Structured wiring package in whole house provided by HomePro

## EXTERIOR DESIGN

- Twin 3'0 x 8'0 stained Mahogany front entry door with clear glass
- Large outdoor covered living area
- Full Cedar overlay wood door on Garage
- 30-year architectural roof shingles
- Combination of brick and cast stone true to the architectural design

