



WE LOVE MAKING A HOUSE
YOUR HOME!



Southern Homes
BY DAN WILSON



12402 SLIDE RD #101



SOUTHERNHOMESLUBBOCK.COM



SALES & MARKETING: (806) 543-6095



@SOUTHERNHOMESLUBBOCK



**BEAUTIFULLY APPOINTED
HOMES WITH STUNNING
ARCHITECTURE.**





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Welcome Home!

O U R P R O C E S S

1. CHOOSE A NEIGHBORHOOD
2. CHOOSE A LOT
3. CHOOSE A PLAN
4. MEET WITH SOUTHERN HOMES
5. BRING DEPOSIT, SIGN SOFT CONTRACT
6. PLAN REVIEW MEETING
(OFFICIAL CONTRACT WILL BE SIGNED VIA DOCUSIGN AND SENT TO THE TITLE COMPANY)
7. EXTERIOR SELECTIONS MEETING WITH OUR TEAM OF DESIGNERS
8. INTERIOR SELECTIONS MEETING WITH OUR TEAM OF DESIGNERS
9. WALK-THRU AT YOUR HOME WITH SOUTHERN HOMES TEAM
10. CLOSING DAY (MOVE IN AFTER SIGNING & FUNDING TAKES PLACE)

**W E L O V E M A K I N G
A H O U S E Y O U R H O M E !**



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**SOFT
CUSTOM
SPECIFICATIONS**

Exterior

DETAILS

SLAB

3000 PSI
3/8 REBAR MATT

FRAME

2X4 OR 2X6 16 INCH ON CENTER
CUT IN ROOF

ROOF

RINO FELT
MALARKY 30 YEAR SINGLE
PAINTED VENTS

FINISHES

STONE
STUCCO (SYNTHETIC) OVER BRICK
BRICK
SIDING
CEDAR SIDING
CEDAR BEAMS

PAINT

PPG PAINTS
CUSTOM PAINT JOB (MULTIPLE COLORS)

LANDSCAPE

SPRINKLER
SOD (BERMUDA)
TREES (3-4 INCH)
FLOWERBED
FRONT SIDEWALK (3000 PSI)
BACK PATIO (3000 PSI)
CEDAR FENCE
2 GATES

WINDOWS

DP 50 RATING ON CASEMENTS
DP 35 ON SINGLE HUNG
VINYL

* SUBJECT TO CHANGE AT BUILDER'S DISCRETION

Interior

DETAILS

H V A C

4 TON

5 TON FOR OVER 2,000 SQ.FT.

P L U M B I N G

GAS STOVE

GAS WATER HEATER (50 GALLON)

GAS HEATER

GAS FIREPLACE

ACRYLIC TUBS

WALK-IN MASTER SHOWER

F I R E P L A C E

GAS INSTANT ON

SEALED UNIT

VENT FREE

I N S U L A T I O N

R-19 BLOWN CELLULOSE IN WALLS

R-30 BLOWN FIBERGLASS IN CEILING

D R Y W A L L

1/2 INCH SHEETROCK

ORANGE PEEL TEXTURE

DURAROCK ALL SHOWERS AND TUBS

A P P L I A N C E S

GE STAINLESS STEEL:

- DISHWASHER
- STOVE
- COOK TOP
- OVEN
- FRIDGE (IN HOMES OVER 2,000 SQFT)
- MICROWAVE

APPLIANCE PACKAGE DIFFERS IN VIRIDIAN NEIGHBORHOOD

F A U C E T S

DELTA FAUCETS

T R I M

5 1/4 BASE THROUGHOUT

MDF CLOSETS

SHOE BOXES

HOLLOW CORE DOORS

CUSTOM BEAMS

C A B I N E T S

CUSTOM:

- CABINETS
- VENT HOOD (DUCT TO EXTERIOR)
- FIREPLACE MANTEL
- MUD BENCH
- CATCHALL OR DESK
- ISLAND

P A I N T / S T A I N

PPG PAINTS

CUSTOM PAINT JOB (MULTIPLE COLORS)

C O U N T E R T O P S

CUSTOM GRANITE THROUGHOUT

F L O O R I N G

VINYL

CARPET

C U S T O M T I L E

SHOWERS

TUBS

BACKSPLASH

FIREPLACE

L I G H T I N G

DEMENT LIGHTING (CUSTOM LIGHT SELECTIONS)

Landscaping

DETAILS

VIRIDIAN

1 TREE
1 FLOWERBED

HATTON PLACE

2 TREES
1 FLOWERBED

STONEWOOD

1 TREE
1 FLOWERBED

SOUTHCREST

2 TREES
2 FLOWERBEDS

WESTMONT

1 TREE
1 FLOWERBED

PAINTED PRAIRIE

2 TREES
2 FLOWERBEDS

THE RIDGE

2 TREES
2 FLOWERBEDS

PRESTON MANOR

2 TREES
2 FLOWERBEDS

KELSEY PARK

2 TREES
2 FLOWERBEDS

ABBAY GLEN

2 TREES
2 FLOWERBEDS

SUNDANCE ESTATES

2 TREES
2 FLOWERBEDS

STRATFORD POINTE

2 TREES
2 FLOWERBEDS

FRONT ENTRY HOMES - 6FT CEDAR FENCE

REAR ENTRY HOMES - 7FT CEDAR FENCE WITH A CAP

Our

WARRANTY

FIND PEACE OF MIND WITH OUR 1-2-10 NEW HOME WARRANTY.

OUR IN-HOUSE WARRANTY SPECIALISTS ARE DEDICATED TO CUSTOMER SERVICE AFTER CLOSING ON YOUR SOUTHERN HOME. SOUTHERN HOMES WARRANTY SERVICE INCLUDES PROMPT AND SKILLFUL COVERAGE OF THE FOLLOWING:

1 YEAR

WORKMANSHIP & MATERIALS

2 YEARS

WIRING, PIPING AND DUCT WORK IN THE ELECTRICAL, PLUMBING, HEATING, COOLING, VENTILATING AND MECHANICAL SYSTEMS

10 YEARS

MAJOR STRUCTURAL COMPONENTS INCLUDING FOOTINGS & FOUNDATION SYSTEMS, COLUMNS, ROOF FRAMING SYSTEMS, BEAMS & GIRDERS, AND LOAD-BEARING WALLS



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BUYING A SOUTHERN HOME BY DAN WILSON

- **\$3,000 EARNEST MONEY CHECK MADE TO: SERVICE TITLE
(PLEASE PUT HOME ADDRESS IN MEMO LINE)**
- **PRE APPROVAL LETTER EMAILED TO:
CONTRACTS@AMYLOVESLUBBOCK.COM**
- **PLEASE INCLUDE IN EMAIL:
BUYER'S NAMES
(AS YOU WOULD LIKE FOR IT TO APPEAR ON THE CONTRACT)
BUYER'S EMAIL ADDRESSES
CURRENT ADDRESS**

Welcome Home!



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OUR PLANS

PLANS SORTED BY SQUARE FOOTAGE.
INFORMATION IS SUBJECT TO CHANGE.

PLAN NAME	SQ. FT.	ENTRY	BED / BATH / GARAGE
The Tesoro	1,866	Rear	3/2.5/2
The Belview	1,922	Front	4/2/2
The Loreto	1,922	Front	4/2/2
The Tulare	1,922	Front	4/2/2
The Lynford	1,945	Rear	3/2/2
The Paulsen	1,966	Rear	3/2/2
The Burbank	1,980	Front	4/2/2
The Crozette	1,980	Front	4/2/2
The Thayer	1,980	Front	4/2/2
The Burbank	2,065	Front	4/2/2
The Crozette	2,065	Front	4/2/2
The Dawlton	2,065	Front	4/2/2
The Roslindale	2,072	Rear	3/2/2
The Tilson	2,072	Rear	3/2/2
The Ashford	2,085	Front	4/2/2
The Bridgeton	2,085	Front	4/2/2
The Jansen	2,086	Rear	3/2/2
The Andover	2,111	Rear	4/2/2
The Catania	2,111	Rear	4/2/2
The Holloway	2,111	Rear	4/2/2
The Bradbury	2,120	Rear	3/2.5/2
The Newbury	2,153	Front	4/2/2
The Ashford	2,157	Front	4/2/2
The Belmont	2,157	Front	4/2/2
The Bridgeton	2,157	Front	4/2/2
The Howell	2,157	Front	4/2/2
The Padonia	2,157	Front	4/2/2
The Geneva	2,158	Front	4/2/2
The Truxton	2,158	Front	4/2/2
The Geneva	2,161	Front	4/2/2



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PLAN NAME	SQ. FT.	ENTRY	BED / BATH / GARAGE
The Highland	2,161	Front	4/2/2
The Adavale	2,201	Rear	4/2/2
The Carrick	2,201	Rear	4/2/2
The Hollenburg	2,201	Front	4/2/2
The Inglewood	2,201	Rear	4/2/2
The Roeland	2,201	Rear	3/2/2
The Windsor	2,201	Rear	4/2/2
The Torrance	2,205	Rear	4/2/2
The Eddison	2,207	Front	4/2.5/2
The Montclair	2,207	Front	4/2.5/2
The Saxon	2,207	Front	4/2.5/2
The Veneto	2,211	Front	4/2.5/2
The Waverly	2,211	Front	4/2.5/2
The Cadley	2,214	Rear	3/2.5/3
The Cadley	2,217	Rear	3/2.5/3
The Gadsten	2,217	Rear	3/2.5/3
The Wilbanks	2,217	Rear	3/2.5/3
The Livingston	2,223	Front	3/2/2 + Bonus
The Milburn	2,223	Front	3/2/2 + Bonus
The Wensley	2,223	Front	3/2/2 + Bonus
The Berwick	2,230	Front	4/2/2
The Lawson	2,230	Front	4/2/2
The Anderwood	2,253	Rear	3/2.5/2
The Fanning	2,263	Rear	4/2.5/2
The Trenton	2,263	Rear	4/2.5/2
The Arcadia	2,278	Front	4/3/2
The Bremerton	2,278	Front	4/3/2
The Colton	2,278	Front	4/3/2
The Delridge	2,278	Front	4/3/2
The McKellen	2,278	Front	4/3/2
The Strasburg	2,278	Front	4/3/2



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PLAN NAME	SQ. FT.	ENTRY	BED / BATH / GARAGE
The Ashmore	2,279	Rear	3/2.5/2
The Adeladia	2,316	Rear	4/3/2
The Georgette	2,316	Rear	4/3/2
The Wrenwood	2,316	Rear	3/2.5/2
The Argo	2,337	Rear	4/3/3
The Bloomsdale	2,337	Rear	4/3/3
The Stafford	2,337	Rear	4/3/3
The Wallace	2,337	Rear	4/3/3
The Meeker	2,347	Rear	4/3/3
The Stafford	2,347	Rear	4/3/3
The Waltham	2,347	Rear	4/3/3
The Winslow	2,347	Rear	4/3/3
The Clermont	2,366	Rear	4/3/2
The Foxborough	2,366	Rear	4/3/2
The Callan	2,379	Rear	4/3/2
The Kearney	2,379	Rear	4/3/2
The Norwood	2,380	Rear	4/3/3
The Fremont	2,388	Rear	4/3/2
The Sutton	2,388	Rear	4/3/2
The Everett	2,389	Rear	4/3/2
The Woodside	2,419	Rear	4/3/3
The Elwood	2,641	Rear	4/3/2
The Hendrick	2,641	Rear	4/3/2
The Herrington	2,641	Rear	4/3/2
The Avondale	2,650	Rear	4/3/2 + Bonus
The Swindon	2,650	Rear	4/3/2 + Bonus
The McKay	2,775	Rear	4/3/2 + Bonus



now building in

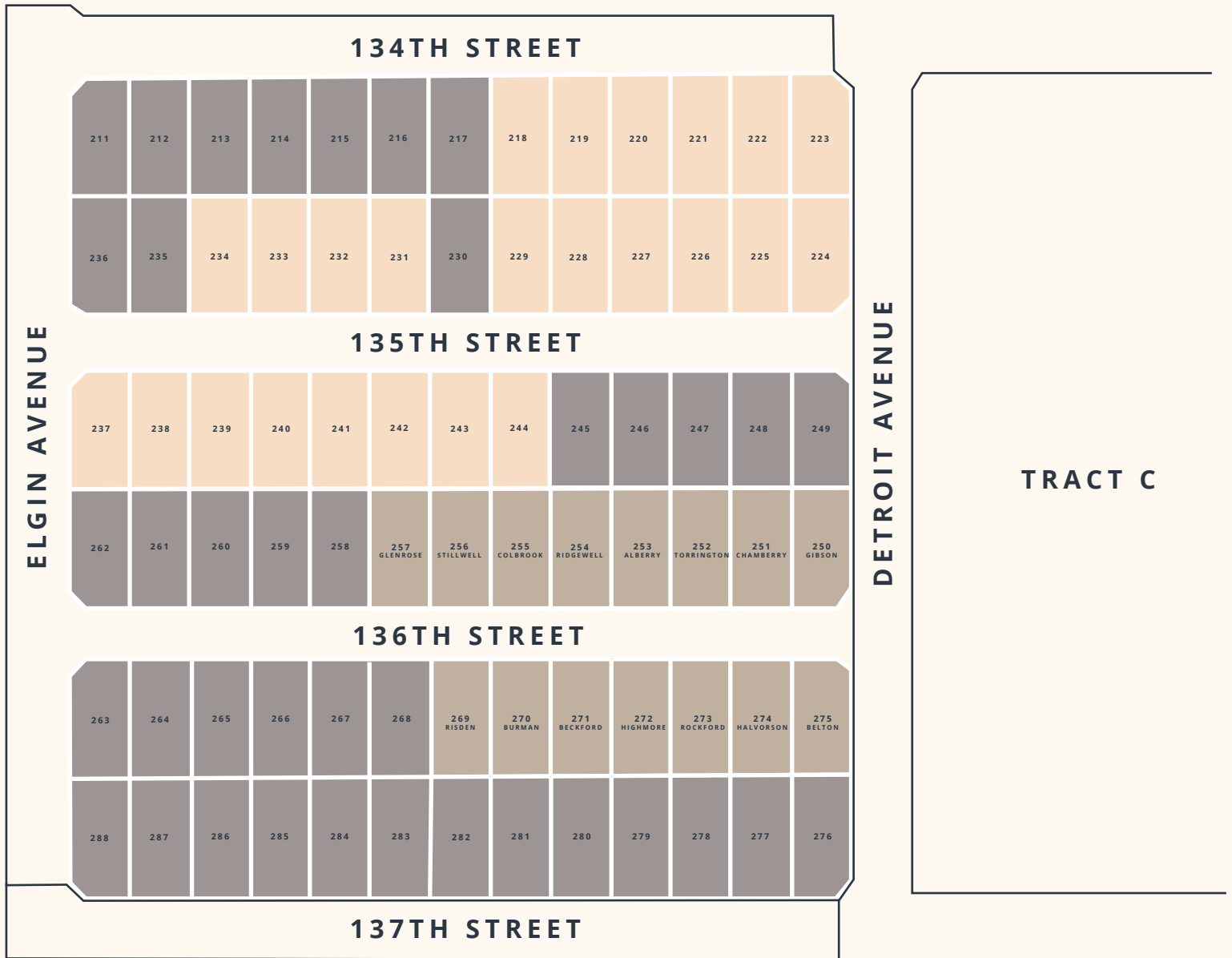
VIRIDIAN

PHASE 2



Viridian

PHASE 2



SOUTHERN HOMES BY DAN WILSON



AVAILABLE
SOUTHERN HOME



AVAILABLE
SOUTHERN HOMES LOT

VIRIDIAN PLANS

INFORMATION IS SUBJECT TO CHANGE.

PLAN NAME	SQ. FT.	BED / BATH / GARAGE	LOT #
The Belton	1,724	3/2/2	275
The Halvorson	1,823	3/2/2	274
The Rockford	1,802	3/2/2	273
The Highmore	1,847	3/2/2	272
The Beckford	1,884	4/2/2	271
The Burman	1,774	3/2/2	270
The Risdén	1,826	3/2/2	269
The Gibson	1,724	3/2/2	250
The Chamberry	1,823	3/2/2	251
The Torrington	1,802	3/2/2	252
The Alberry	1,884	4/2/2	253
The Ridgewell	1,884	4/2/2	254
The Colbrook	1,774	3/2/2	255
The Stillwell	1,826	3/2/2	256
The Glenrose	1,884	4/2/2	257
The Donham	1,612	3/2/2	
The Florentina	1,612	3/2/2	
The Sterling	1,612	3/2/2	
The Belton	1,724	3/2/2	
The Gibson	1,724	3/2/2	
The Juniper	1,724	3/2/2	
The Ironton	1,734	3/2/2	
The Montello	1,734	3/2/2	
The Perryton	1,734	3/2/2	
The Colbrook	1,774	3/2/2	
The Burman	1,774	3/2/2	
The Aldrige	1,802	3/2/2	
The Rockford	1,802	3/2/2	
The Torrington	1,802	3/2/2	
The Chamberry	1,823	3/2/2	
The Cosgrove	1,823	3/2/2	

VIRIDIAN PLANS

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PLAN NAME	SQ. FT.	BED / BATH / GARAGE	LOT #
The Halvorson	1,823	3/2/2	
The Stillwell	1,826	3/2/2	
The Ridsen	1,826	3/2/2	
The Highmore	1,847	3/2/2	
The Beckford	1,884	4/2/2	
The Glenrose	1,884	4/2/2	
The Alberry	1,884	4/2/2	
The Ridgewell	1,884	4/2/2	
The Colborne	1,912	4/2/2	
The Feldman	1,912	4/2/2	
The Hamilton	1,912	4/2/2	
The Hillcroft	1,921	4/2/2	
The Tomlin	1,921	4/2/2	
The Tucker	1,921	4/2/2	

scan to view
**THE VIRIDIAN POOL &
AMENITY CENTER:**



Orientation Information



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WHAT TO EXPECT

We love making a house your home!

Your home has been meticulously cleaned and prepared just for you.

The Southern Homes team will be there to walk you through every detail of your home - inside and out.

We will explain the 30 day blue tape process, a special process just for our Southern Homes by Dan Wilson buyers!

Please feel free to come with any questions or concerns at this time so they can be addressed before closing.

You will receive a packet of info with preferred vendors for the care of your home, along with a list of utility companies.

WHO WILL BE THERE

Larry Sanders, Vice President for Southern Homes by Dan Wilson
Josh Bloodworth, Construction Manager, Southern Homes by Dan Wilson
Amy Loves Lubbock Team Representative



**CLIENT-DEFINED STYLE WITH
EXCEPTIONAL QUALITY AND
TIMELESS DESIGN.**



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