

Experience A New Home Living Environment



# GABE'S CROSSING



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LaNeuille Rd • Broussard, LA

Located in the heart of the South side of Lafayette and equal distances from Broussard and Youngsville, Gabe's Crossing is the newest McLain "planned living development" concept. This "pocket" private neighborhood will be exclusive to 21 quaint cottage style homes.

- Gated, exclusive service, private, pocket neighborhood – curb & gutter, street lights, sidewalks, and landscaping
- LUS water, sewer, power and gas by Centerpoint Energy
- Full lawn maintenance on all homes
- <http://www.lpssonline.com/homezone>

Points of interest & services in close proximity to the neighborhood include, but are not limited to Pharmacy, Hospitals, Walk in clinics, Carry out food, Fine Dining, Laundry Services, Entertainment, Food Markets, Public Library, Fabacher Field & Park, Fuel & Convenience Stores, Hardware Store.

Quality construction by McLain Homes, LLC



# Care & Preventative Maintenance

Gabe's Crossing HOA will offer a scheduled preventative maintenance check up to keep your home in great health.

	Weekly	Quarterly	Bi-Annually	Annually
Lawn/Garden	Mow Grass & trim yard	Bed weeding and maintenance	Season planting	Check fencing gates, boards, and posts  Check trees for general health care and maintenance
Plumbing				Remove shower heads and clean sediment
Appliances				Check and clean Washing machine water connections and screens  Check and clean dryer vents
Electrical		Change all light bulbs (If Needed)		
Hardware				Check all locks and deadbolts on your doors and windows
HVAC		Change out HVAC filters		Check Freon on AC unit  Check HVAC vents for condensation  Check HVAC drain lines for plugs or leaks
Safety Equipment				Test hot water heater relief valve  Inspect your fire extinguisher(s)  Test smoke/carbon monoxide detectors & A/C thermostat batteries
Misc				Pressure wash exterior of home, parking and sidewalks

# Exterior Trim Colors



Willow Tree  
SW-7741

Urbane Bronze  
SW-7048

Breezy  
SW-7616

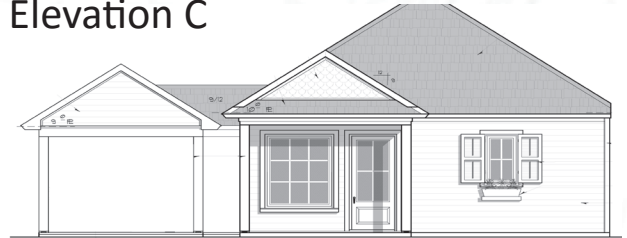
Gauntley Gray  
SW-7019

Wall Street  
SW-7665

Front Elevation A



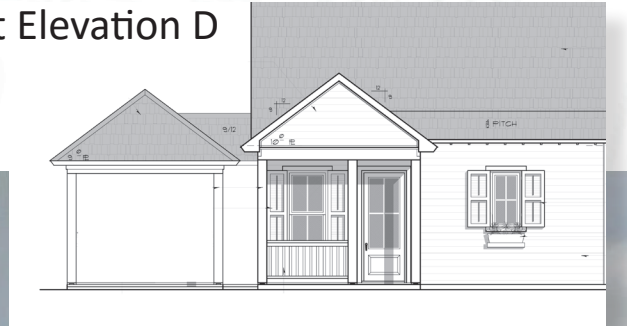
Front Elevation C



Front Elevation B

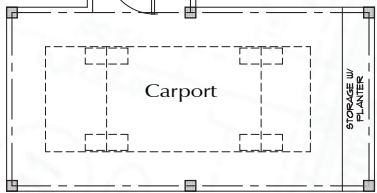
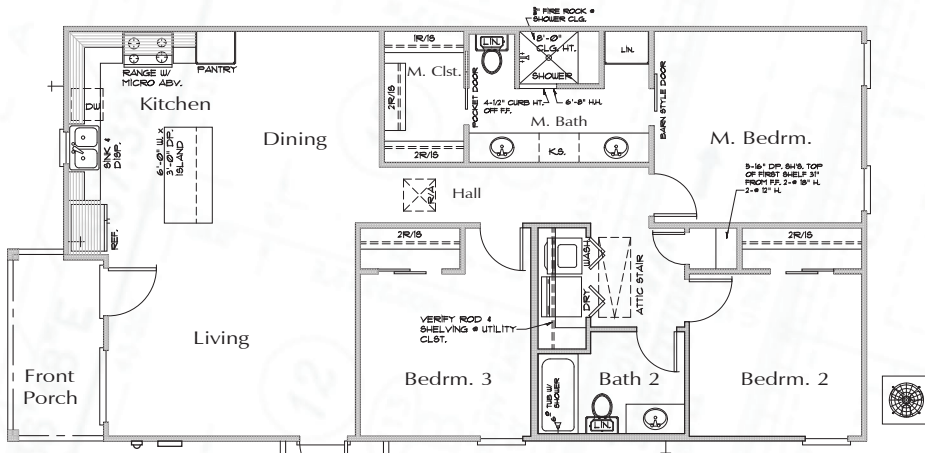


Front Elevation D



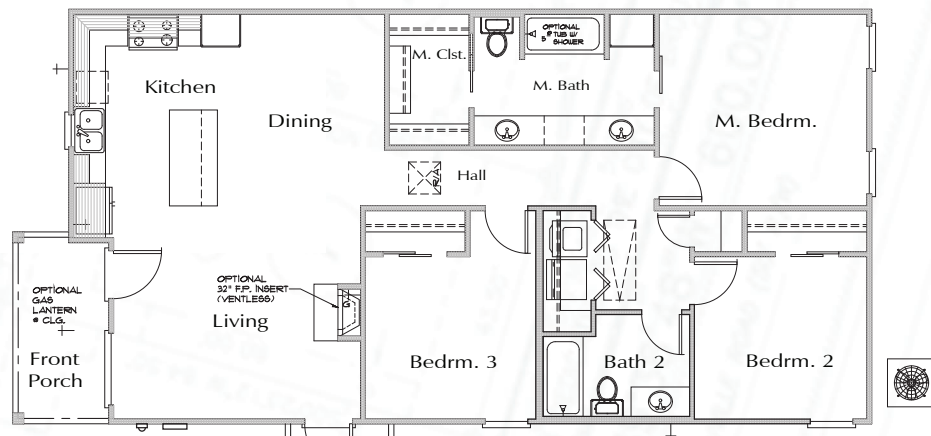


# Floor Plans



**STANDARD FLOOR PLAN**

SCALE 1/4" = 1'-0"

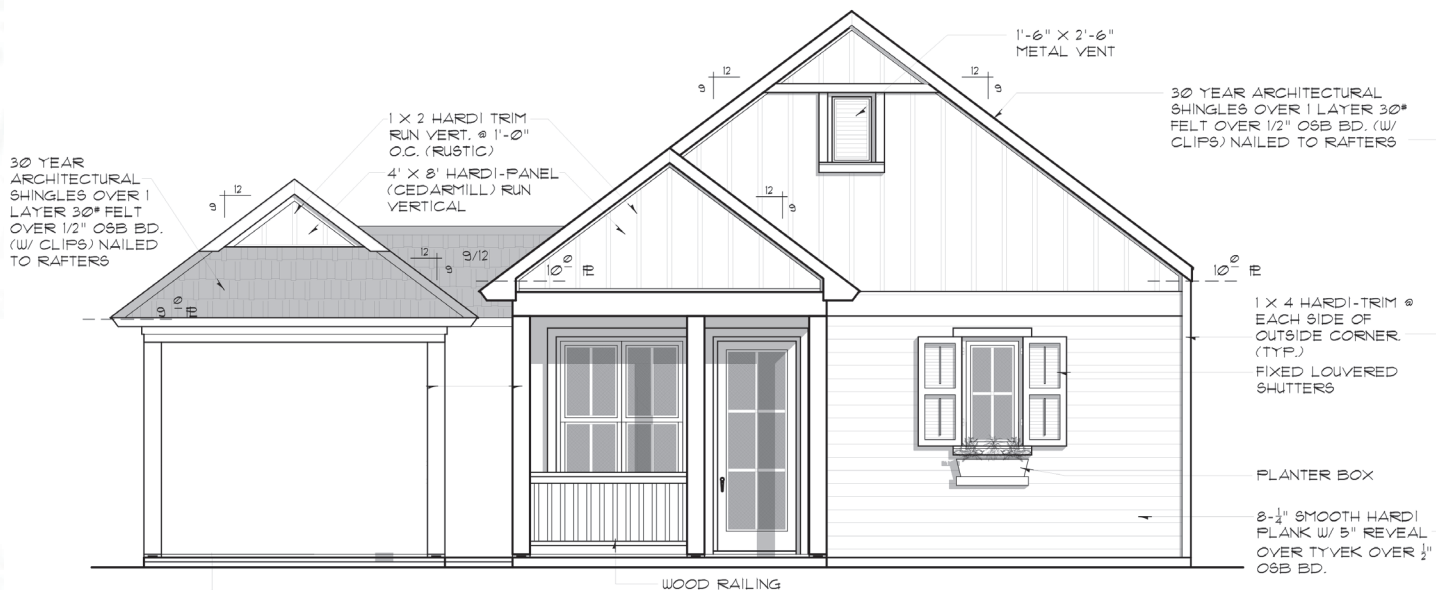


**FLOOR PLAN W/ OPTIONS**

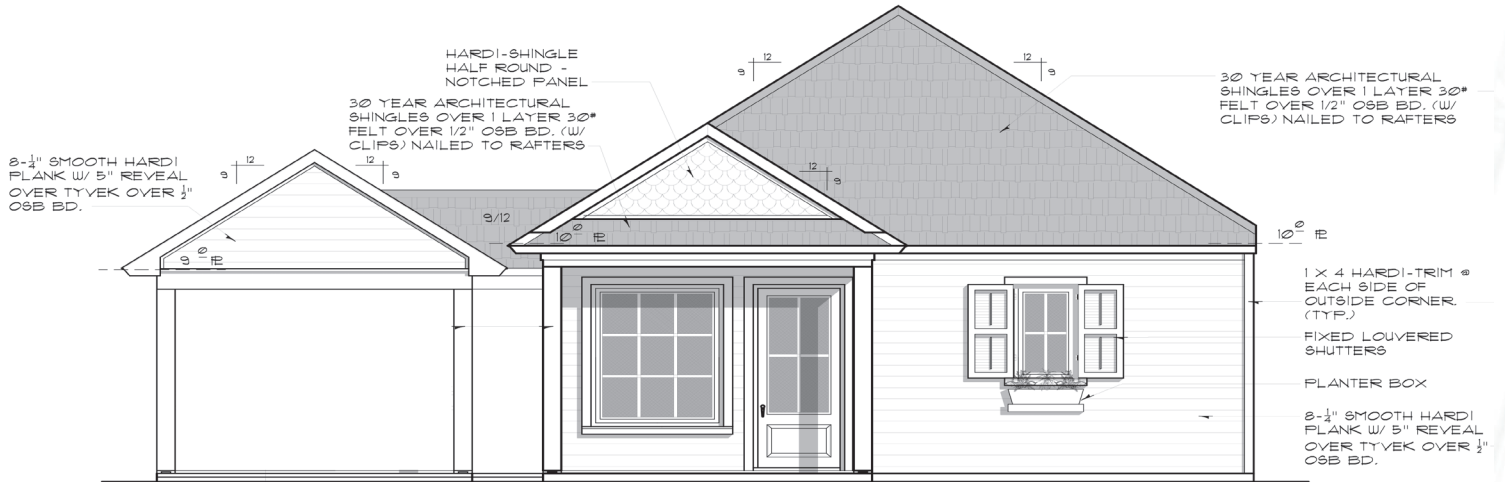
SCALE 1/4" = 1'-0"



# Front Elevation A



# Front Elevation B



# Front Elevation C



# Front Elevation D

# Living Room

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_

\_\_\_\_\_ Waterstone Drive, Broussard LA 70518



Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Wall Color	Useful Gray SW 7050		Color Change \$70.00		\$	
Trim Color	Eider White SW 7014		Color Change \$85.00		\$	
Ceiling Color	Eider White SW 7014		Color Change \$35.00		\$	
Floors	Gray Stained Concrete	\$2.00/ square foot	Wood	Cost of your wood selection + labor@ \$2.00/sq ft	\$	
Lighting	Recessed Cans		Standard		\$	
Fan	Chrome w/ wood blades		Standard		\$	
Window Treatments	Faux Wood Blinds		Standard		\$	
Fireplace	Not Standard		\$1,600/\$1,800		\$	
Soundproof Wall Behind TV	Not Standard		\$160.00		\$	

**Total: \$**

## Featured Add-ons:

Gas Log - Ventless Fireplace

\$ 1,550.00

\$ 1,800 if ordered after framing





# Kitchen/Dining

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_

\_\_\_\_\_ Waterstone Drive, Broussard LA 70518



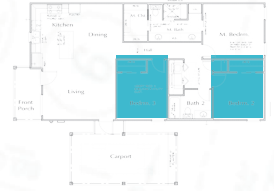
Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Wall Color	Useful Gray SW 7050		Color Change \$70.00		\$	
Trim Color	Eider White SW 7014		Color Change \$85.00		\$	
Ceiling Color	Eider White SW 7014		Color Change \$35.00		\$	
Cabinet Color	Painted White		Factory Finished	Dark Stain Available - Both Include Soft Close	\$	
Cabinet Hardware	Standard Polished Nickel	\$1.35 each	Upgrade Available	Your Choice to purchase and deliver to McLain Homes	\$	
Floors	Gray Stained Concrete	\$2.00/ square foot	Wood	Cost of wood selection + labor @ \$2.00/sq ft	\$	
General Lighting	Recessed Cans		Standard		\$	
Island Pendants	2 Chrome Pendants	\$45.00 each	Upgrade Available		\$	
Dining Room Chandelier	Brushed Nickel	\$100	Upgrade Available		\$	
Kitchen Cabinet Granite	White Rose	\$30.00/sf	Upgrade Available		\$	
Kitchen Backsplash	White Subway Tile	\$1.75/sf or \$70 total	Upgrade Available	Aprox 40 Sq Ft of Back Splash	\$	
Kitchen Sink w/disposal	Single Basin Undermount Stainless	\$95.00	Upgrade Available		\$	
Kitchen Sink Faucet	Linden Single Handle Pull-Out	\$250.00	Upgrade Available		\$	
Stainless Steel Refrigerator	Amana Side by Side w Ice Maker	\$1,000	Upgrade Available		\$	
Stainless Steel Dishwasher	Amana Triple Filter Dishwasher	\$240.00	Upgrade Available		\$	
Stainless Steel Gas Range/Oven	Amana 30" Gas Range w Bake Assist Temp	\$485.00	Upgrade Available		\$	
Stove Hood w/Microwave	Amana 1.6 cu ft Over Range Microwave	\$175.00	Upgrade Available		\$	

**Total: \$**

# Bed 2 & 3

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_

\_\_\_\_\_ Waterstone Drive, Broussard LA 70518



Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Wall Color	Useful Gray SW 7050		Color Change \$70.00		\$	
Trim Color	Eider White SW 7014		Color Change \$85.00		\$	
Ceiling Color	Eider White SW 7014		Color Change \$35.00		\$	
Window Treatments	Faux Wood Blinds				\$	
Floors	Gray Stained Concrete	\$2.00/ Square Foot	Wood	Cost of wood selection + labor @ \$2.00/sq ft	\$	
Lighting	Not Standard	Recessed cans available	\$60/light	Pre-Sheetrock: \$60, after sheet rock installation \$160.00	\$	
Fan	Nickel w/Wood Blades & Light Kit		Upgrade Available	Your Choice	\$	
Closet	1 Shelving Unit	Allowance \$45.00	Upgrade Available	Pricing upon request of change	\$	
Pass By Sliding Doors	Slide Door	Allowance \$250.00	Upgrade Available	\$345/room upcharge to go to a bifold door	\$	

**Total: \$**

# Guest Bath

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_

\_\_\_\_\_ Waterstone Drive, Broussard LA 70518



Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Wall Color	Useful Gray SW 7050		Color Change \$70.00		\$	
Trim Color	Eider White SW 7014		Color Change \$85.00		\$	
Ceiling Color	Eider White SW 7014		Color Change \$35.00		\$	
Cabinet Color	Painted White		Factory Finished	Dark Stain Available - Both Include Soft Close	\$	
Cabinet Hardware	Standard Polished Nickel	\$1.25/knob \$1.75/pull			\$	
Floors	Gray Stained Concrete	\$2.00/ square foot	Tile	Cost of Tile selection + labor @ \$2.00/sq ft	\$	
General Lighting	Recessed Cans	Standard			\$	
Vanity Lighting	Not Standard	Cost of Selected light & Labor of \$85.00	Upgrade Available	Sconce or Over the Mirror are available	\$	
Granite	White Rose	\$30.00 / Sq. Ft.	Upgrade Available		\$	
Vanity Sink	White Round Porcelain Sink under mount	\$20.00 Allowance	Upgrade Available		\$	
Vanity Faucet	Peerless 2 Handle Lavatory Faucet	\$52.73 Allowance	Upgrade Available		\$	
Tub/Shower	5' Fiberglass unit	\$397.00 Allowance	Upgrade Available	This Unit may be upgraded to a tile tub surround. Prices vary w/selections	\$	
Tub/Shower Fixtures	Peerless Lever Handle Tub & Shower Trim	\$325.00	Upgrade Available		\$	
Custom Vanity Mirror	Driftwood Framed 30 x 42 Mirror	\$30.00 Each Mirror	Upgrade Available		\$	
Heat/Light/Vent	Not Standard	Not Standard	Upgrade Available	\$295.00 includes additional electrical requirements for heater	\$	
Taller Toilet		Upgrade Available	\$75 per Toilet		\$	

**Total: \$**

# Master Suite: Bedroom

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_

\_\_\_\_\_ Waterstone Drive, Broussard LA 70518



Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Wall Color	Silver Strand SW 7057		Color Change \$70.00		\$	
Trim Color	Eider White SW 7014		Color Change \$85.00		\$	
Ceiling Color	Eider White SW 7014		Color Change \$35.00		\$	
Window Treatments	Faux Wood Blinds		Standard		\$	
Floors	Gray Stained Concrete	\$2.00/ Square Foot	Wood	Cost of your wood selection + labor @ \$2.00/sq ft	\$	
Lighting	Recessed Cans	Standard			\$	
Fan	Nickel w/ wood blades	\$52.00 Allowance	Upgrade Available		\$	
Sliding barn style panel Door to Mstr Bath	Regular Pocket External Slide Door	Standard Allowance \$325 for Reg panel	Upgrade Available	Barn Door as seen in options \$150.00 upcharge	\$	
Custom Walk in Closet	Custom Shelving as per plan	\$75.00 allowance	Upgrade Available		\$	

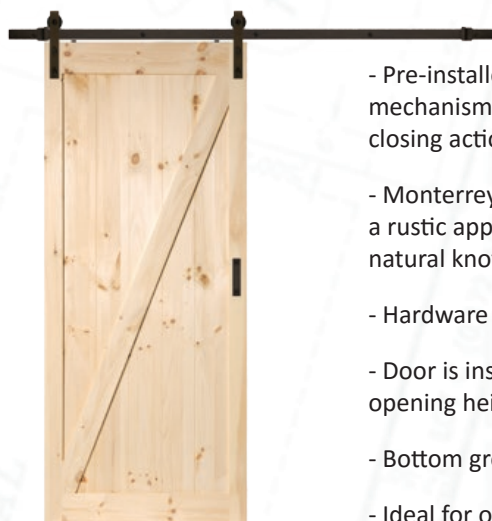
**Total: \$**

## Solid Core Z-Frame Soft Close Pine Barn Interior Door

(Common: 36-in x 84-in; Actual: 36-in x 84-in)

\$475.00 (includes paint & installation)

### Featured Add-ons:



- Pre-installed Easy Glide Soft Close mechanism for a quieter and smoother closing action
- Monterrey Pine gives this barn door a rustic appearance showcasing the natural knots and wood grains
- Hardware is matte black straight strap
- Door is installed over finished opening height of 80 1/2" X 34" wide
- Bottom grooved for floor guide
- Ideal for openings 34-in wide

# Master Suite: Bath

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_

\_\_\_\_\_ Waterstone Drive, Broussard LA 70518



Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Wall Color	Useful Gray SW 7050		Color Change \$70.00		\$	
Trim Color	Eider White SW 7014		Color Change \$85.00		\$	
Ceiling Color	Eider White SW 7014		Color Change \$35.00		\$	
Cabinet Color	Painted White	Factory Finished		Dark Stain Available - Both Include Soft Close	\$	
Cabinet Hardware	Standard Polished Nickel	\$1.25/Knob & \$1.75/Pull	Upgrade Available		\$	
Floors	Gray Stained Concrete	\$2.00/Square Foot	Tile	Cost of your tile selection + labor @ \$2.00/sq ft	\$	
General Lighting	Recessed Cans	Standard			\$	
Above the Mirror Lighting	Not Standard	Not Standard	Upgrade Available	Sconce or Over the Mirror Labor \$85.00 - You provide the fixture.	\$	
Guest Bath Cabinet Granite	White Rose	\$30.00 / Sq. Ft	Upgrade Available		\$	
Vanity Sink	White Round Undermount Porcelain Sink	\$20.00 Allowance	Upgrade Available		\$	
Vanity Sink Faucet	Peerless 2 Handle Lavatory Faucet	\$52.73 Allowance	Upgrade Available		\$	
Walk-In Doorless Shower	12x24 Captiva Coast Sand - \$1.39	Tile Allowance \$1.39/Sq Ft	Upgrade Available		\$	
Tub Shower	Not Standard/ Optional	Bath Tile Surround \$1.39/Sq ft	Upgrade Available	No Charge to go to Tub / Shower w/Tile Surround ILO Walk in Shower	\$	
Tub Shower Faucets/ Shower	Peerless Lever Handle Shower Trim	\$323.95 Allowance	Upgrade Available		\$	
Custom Vanity Mirror	Driftwood Framed 30 x 42 Mirror	\$30.00 Allowance	Upgrade Available		\$	
Heater / light / vent	Not Standard	Not Standard	Upgrade Available	\$295.00 includes additional electrical requirements for heater	\$	
Taller Toilets		Upgrade Available	\$75 per Toilet		\$	

**Total: \$**

# Misc

Lot # \_\_\_\_\_ Elevation \_\_\_\_\_  
 \_\_\_\_\_ Waterstone Drive, Broussard LA 70518

Item	Description	Standard Allowance	Option	Notes	Upgrade Prices	Notes
Gas Lantern	Not Standard	Not Standard	Upgrade Available	\$450/Gas Line & Gas Lantern not included & must be provided by the Buyer	\$	
Sound Proof Wall	Not Standard	Not Standard	Upgrade Available	\$160.00/Wall Facing Back Yard in Master Bedroom	\$	
Hot Water Heater	50 Gal Gas/ Ruud	\$400	Upgrade Available	\$900.00 to upgrade to Tankless	\$	
AC Specs	14 Sear Carrier - 2.5 TON	\$4,300	Upgrade Available		\$	
Dimmer Switches	Not Standard	Not Standard	Upgrade Available	\$45.00/ Switch to upgrade to Dimmer	\$	
Audio / Per Zone	Not Standard	Not Standard	Upgrade Available	\$275.00 / Zone	\$	
Motion Detection Ext Lights	Not Standard	Not Standard	Upgrade Available	\$20.00 / Light - Pre-construction & \$50.00 / Light Post-Construction	\$	
Nest Thermostats	Not Standard	Not Standard	Upgrade Available	\$250	\$	
Keyless Entry Door locks	Not Standard	Not Standard	Upgrade Available	\$300	\$	
Outdoor grilling	Not Standard	Not Standard	Upgrade Available	\$3,950	\$	
Storage Building	Not Standard	Not Standard	Upgrade Available	\$1,700	\$	
Additional Concrete for Outdoor	Not Standard	Not Standard	Upgrade Available	\$4.00 / square foot (10' X 10' = \$400)	\$	
<b>Total: \$</b>						

## Featured Add-ons:

Outdoor KitchenAid Grill & Cooking Center  
 \$3,950.00



Wood Storage Shed \$ 1,700  
 8-ft x 8-ft; Interior Dimensions: (8-ft x 7.72-ft)

