



ROYAL  
TEXAN  
HOMES



# 136 Grandview

Discover the Art of Customization

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# Welcome.

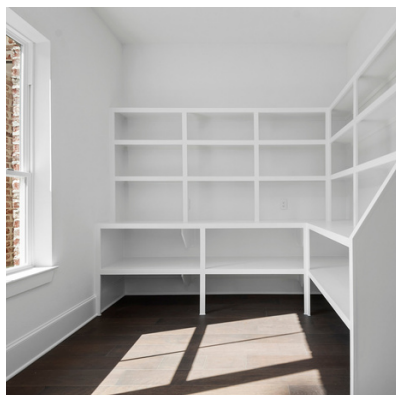
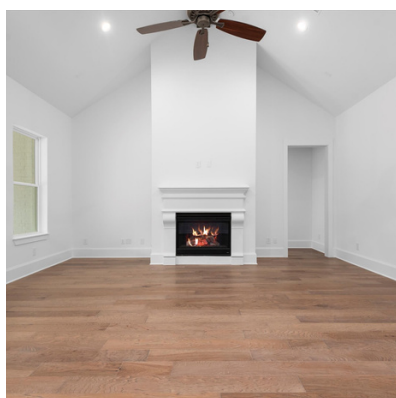
Discover the Art of Custom Homes with Royal Texan Homes.  
Historically Inspired, Designed for Modern Living

**At Royal Texan Homes, we believe that every home should be as unique and vibrant as the dreams that inspire them. This catalog presents a journey through our built home that is ready for your customized touch! Each room is a canvas awaiting your personal touch, each a space with potential for customization.**

## **Here are some of the possibilities:**

- **Grand Entrances:** Explore options to elevate your home's first impression with elegant driveway enhancements and decorative lighting.
- **Outdoor Living:** Imagine transforming your outdoor space with stylish patio ceilings, a functional outdoor kitchen, and a cozy firepit for gatherings.
- **Maximized Storage:** Discover how to add practical yet elegant cabinets and built-ins to utilize every space efficiently
- **Personalized Spaces:** Immerse creative options like wallpaper accent walls and decorative trim details to make each room truly yours.
- **Chef's Pantry Design:** Tailor your kitchen's pantry with custom cabinets, a beverage fridge, and everything you need to make cooking a delight.

# Signature Collection



## ABOUT THE HOME

Step into the timeless elegance of this 3-bed, 4.5-bath sanctuary nestled amidst picturesque surroundings. Adorned in a creamy white palette, the exterior exudes classic charm, while serene blue shutters add a touch of whimsy. Every detail, from the richly stained front door to the quaint dormer windows, speaks to a harmonious blend of historic allure and modern luxury, creating a haven that beckons with sophisticated warmth.

## FEATURES

- 3,706 SF
- 3 BEDROOM
- 4.5 BATHS
- 3-Car Garage
- Oversized Pantry
- Flex space on the second floor



# Front Ideas.



At Royal Texan Homes, we believe your home should reflect your unique style and personality. While our homes in this catalog already boast exceptional features, we also offer you the opportunity to customize and personalize your dream home to the fullest. Here are some of the possibilities for your new home.

## Holiday Lights Prep

Make the festive season even more magical with our holiday lights prep option. Effortlessly adorn your property with dazzling lights and decorations, spreading holiday cheer to the entire neighborhood.



## Brick Culvert Head with Lights

Enhance your driveway's elegance with a beautifully lit brick culvert head, adding both visual charm and safety to your home.



## Columns with Lights

Make a statement with stately columns adorned with lights. These architectural accents not only enhance your home's aesthetics but also provide a warm and welcoming ambiance.

# Living Room Ideas.



Your living room is where comfort meets style, and it should reflect your unique taste and preferences. Explore these design options to make your living room a true unique and personal space.

## Built-Ins at Fireplace

Enhance the focal point of your living room with built-ins at the fireplace. These custom-built shelves and cabinets not only add visual appeal but also provide practical storage space for displaying your cherished items and media equipment.



## Wine Bar

This elegant addition allows you to showcase your wine collection and entertain guests in style, making every evening a special occasion.



## Crown Molding

These architectural details add a touch of grandeur to your space, enhancing the overall aesthetics and making your living room feel even more luxurious.

## Beams on Ceiling

Introduce an inviting ambiance to your Front Foyer with the addition of ceiling beams. These beams not only bring a cozy charm to your space but also create a visually striking focal point.

# Kitchen Ideas.



We understand that the kitchen is the heart of your home, where memories are made, and flavors come to life. Explore these design possibilities to create a kitchen that suits your style.

## Stacked Upper Cabinet

Maximize your kitchen's storage with stacked upper cabinets with glass. This design option not only provides ample space for your kitchen essentials but also adds a touch of sophistication to your culinary space.



## Refrigerator

Ensure your kitchen is equipped for your needs with a top-of-the-line refrigerator. Our homes offer you the choice to select the perfect refrigerator to keep your ingredients fresh and your beverages chilled.

## Refrigerator Cabinets

Complete the look of your kitchen with custom refrigerator cabinets. These cabinets seamlessly integrate your refrigerator into the kitchen's design, offering a polished and cohesive appearance.

## Light

Illuminate your kitchen workspace with an additional lighting or change the light fixtures to a statement piece. This thoughtful addition not only enhances task lighting but also adds a touch of elegance to your kitchen design

# Pantry Ideas.



A well-organized pantry can make a significant difference in your daily routines as well as convenience to your life. Explore these opportunities to transform your pantry into a functional and stylish space:

## Add Countertops

This premium surface not only enhances the visual appeal of your pantry but also provides a durable and versatile workspace



## Beverage Fridge

This versatile feature not only adds a rustic touch to your pantry but also provides a sturdy and stylish workspace.

## Drawer Banks and Pull-Outs

These customizable features offer efficient and accessible storage for utensils, spices, and small kitchen essentials.

# Primary Suite Ideas.



Your primary suite should be a tranquil retreat, a space that exudes comfort and style. Explore these design options to create a primary suite that suits your taste.

## Shiplap for an Accent Wall

Infuse your primary suite elegance and character by adding a shiplap wall. This design element creates a cozy and inviting atmosphere, making your bedroom a perfect place to unwind and relax.



## Crown Molding

This detail adds a touch of sophistication to your space, framing the room's walls and ceiling with timeless beauty.



## Replace Carpet with Tile or Hardwood Floors

With the durability and easy maintenance of tile, you can enjoy the timeless charm of wood grain in your bedroom.

## Replace Carpet with Tile to Match Bathroom

By extending the bathroom's tile flooring into the bedroom, you create a unified and visually pleasing retreat, where style meets practicality.



# Primary Closet Ideas.



Your primary closet is more than just storage; it's a place where organization meets style. Explore these design options to create a primary closet that perfectly suits your needs.

## Replace Carpet with Tile or Hardwood Floors

With the durability and easy maintenance of tile, you can enjoy the timeless charm of wood grain in your Closet.



## Built-In Drawers

Maximize your primary section's functionality and organization with the addition of built-in drawers. Built-in drawers combine form and function.



## Seasonal Pull Down Rod

This practical addition provides a space to store your seasonal essentials, ensuring your winter wardrobe is easily accessible when the season arrives.



## Replace Carpet with Tile to Match Bathroom

By extending the bathroom's tile flooring into the Closet, you create a unified and visually pleasing retreat where style meets practicality.

# Study Ideas.



Your study is a reflection of your unique journey and aspirations. Explore these design options to create a study that speaks to your personal and professional needs.

## Custom Built In Cabinets

Custom-built cabinets provide practical storage solutions that cater to your individual needs, helping you maintain a clutter-free and efficient workspace.



## Accent Wall

An accent wall, thoughtfully designed to match your style, can add a touch of personality to your workspace, making it a place where inspiration flows naturally.

## Crown Molding to Room

Elevate the elegance of your study with the timeless charm of crown molding. It's a subtle yet sophisticated detail that enhances the overall atmosphere.



## Ship Lap Paneling on Accent Wall

Capture a sense of cozy authenticity in your study with shiplap paneling on the accent wall. This design element creates an inviting and comfortable environment.

# Powder Bath Ideas.



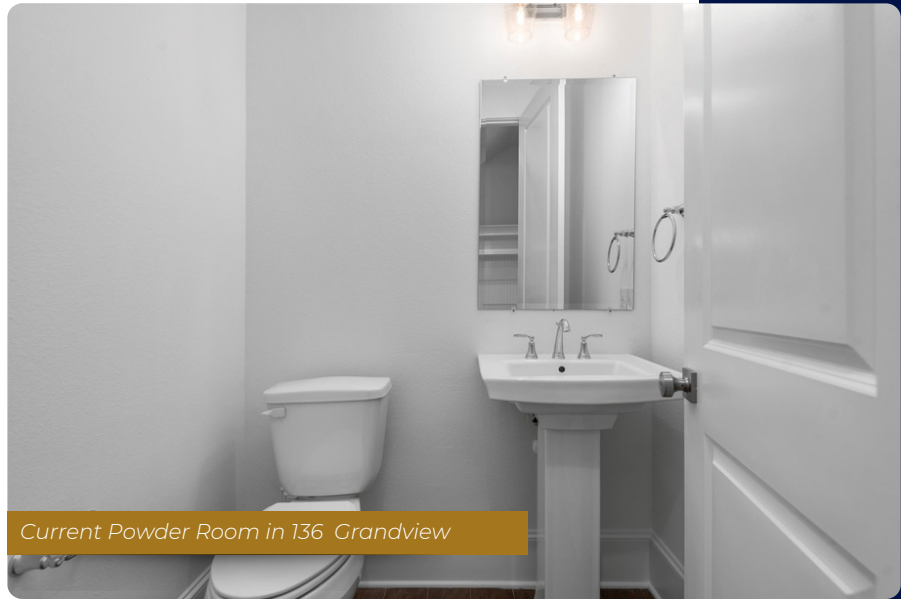
The powder bath is a space where you can make a big statement with a little creativity. Explore these design options to transform your powder bath into a stylish and inviting space.

## Shiplap Paneling

This design element adds texture and character to your space.

## Vanity Cabinet

Maximize storage and functionality with a vanity cabinet in your powder bath



## Shaker Wainscoting

This timeless design feature adds depth and sophistication to your walls, elevating the overall aesthetics of the space.



## Replace Hardware

These stylish and sturdy option not only elevate the look of your outdoor space but also make it more functional and easy to maintain.



## Replace Light Fixture

Cozy up and enjoy the warmth of a firepit. Perfect for cool evenings and gatherings with friends and family, a firepit adds an inviting touch to your rear porch.

# Utility Room Ideas.



The utility room is where functionality meets efficiency. Explore these design options to make your utility room a well-organized and practical space.

## Custom Cabinets

Maximize storage and keep your utility room tidy with custom cabinets. These cabinets offer ample space to store cleaning supplies, laundry essentials, and more, helping you maintain an organized and clutter-free environment.



## Washer and Dryer

Upgrade your utility room with a top-of-the-line washer and dryer. Get your home equipped with options that make laundry day a breeze.



## Sink in Cabinet

Add convenience to your utility room with a sink in a cabinet. This feature is perfect for handwashing delicate items, cleaning up after messy tasks.

## Cabinet Hardware

These small but essential details can make a big difference in both style and convenience. Choose from a variety of knobs and handles to complement your utility room's design.

# Rear Porch Ideas.



Your back porch extends your living space, where relaxation and entertainment meet the great outdoors. Explore these design options to transform your rear porch into a haven of comfort and convenience.

## Custom Outdoor Kitchen

Imagine a rear porch where delicious meals are prepared, laughter fills the air, and memories are made. A custom outdoor kitchen can turn this vision into reality.



## Speakers

Whether you're hosting a party or simply enjoying some downtime, these speakers create the perfect soundtrack for your outdoor oasis.

## Pavers

These stylish and sturdy option not only elevate the look of your outdoor space but also make it more functional and easy to maintain.

## Firepit

Cozy up and enjoy the warmth of a firepit. Perfect for cool evenings and gatherings with friends and family, a firepit adds an inviting touch to your rear porch.

# Whole House Ideas.



Discover the possibilities of enhancing your entire home with our Whole House upgrades. We believe that every detail counts when creating your dream home. Explore these whole-house upgrades to enhance your living experience further.

## Upgrade Low Voltage Options

Upgrade to low voltage options. Control your lighting, security, and entertainment systems effortlessly with the latest technology. Make your home more efficient, comfortable, and connected.

## Upgrade Door Hardware and Hinges

Upgrade to premium door hardware and hinges to enhance the aesthetics and functionality of your living spaces. It's the small touches that make a big difference.

## Upgrade any Carpet

Choose from our premium carpet options to add warmth, comfort, and elegance to any room, whether it's the cozy feel of plush carpeting or the sleek look of modern patterns.

