

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



DIXON ESTATES BY TOLL BROTHERS

Catria Transitional

HOME SITE 18 | 5517 SWEET ROXIE LANE | FLOWER MOUND, TX 75028

Designer Appointed Features | ARCHITECTURAL SELECTIONS

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.

1 ADDITIONAL INTERIOR DOOR

FLPU0016

2 ALTERNATE COVERED PATIO

ODLX0050

3 TWO FULL BATHS

FLPM0087

4 MULTI-SLIDE STACKED DOOR 15X8

EXDM0019

The floor plan illustrates a two-story home with the following key areas and features:

- Bedrooms:** Primary Bedroom Suite (19'8" x 15'), Bedroom 4 (13'4" x 12'6"), Bedroom 3 (14' x 13'), and Bedroom 2 (14' x 12').
- Baths:** Primary Bath, Bath, and Bath.
- Kitchen and Dining:** Kitchen (21' x 12'6") with a cathedral ceiling, Casual Dining (21' x 11'7") with a cathedral ceiling, and a Great Room (21' x 19'4") with a cathedral ceiling.
- Living Areas:** Foyer (14' x 11'7" with a 13' tray ceiling), Office (15'1" x 12' with a 15' ceiling), and a Flex Room (17'8" x 13'8" with a slope to 14'5" ceiling).
- Storage:** Walk-in Closets (various sizes), a Laundry room, and a Garage Storage (8' x 7'8").
- Exterior and Other:** A 3-Car Garage (22'6" x 18'10"), a Porch (13' ceiling), a Covered Patio (26'5" x 16'1" with a 12' ceiling), and an optional fireplace.

Four specific features are highlighted with green boxes and numbered 1 through 4:

- 1** **OPTIONAL DOUBLE DOOR**: Located in the kitchen area.
- 2** **COVERED PATIO**: An alternative design for the patio area.
- 3** **WALK-IN CLOSET**: A walk-in closet in the bathroom area.
- 4** **MULTI-SLIDE STACKED DOOR 15X8**: A multi-slide stacked door for the 15x8' space.

A note at the bottom left states: "STEPS FROM HOME TO GARAGE/ PORCH/ PATIO MAY VARY DUE TO SITE CONDITIONS."

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EQUAL HOUSING OPPORTUNITY

Designer Appointed Features | INTERIOR SELECTIONS

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1 DOORS

2-Panel Smooth

Painted SW7005 Pure White | Semi-Gloss



1

2 DOOR HARDWARE

Kwikset

Halifax | Satin Black



2

3 FLOORING – HARDWOOD

Shaw Kingston Oak

Renaissance | 7.5" W Plank

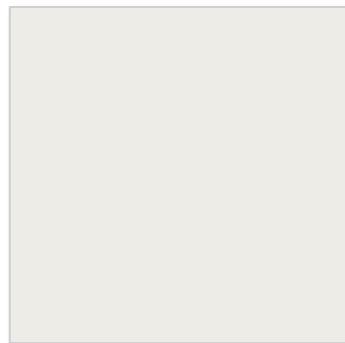


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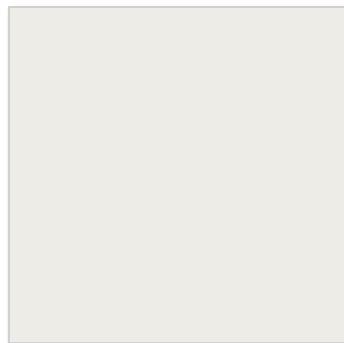
4 WALL & CEILING PAINT

Sherwin Williams

SW7005 Pure White | Flat Latex



4



5

5 TRIM PAINT

Sherwin Williams

SW7005 Pure White | Semi-Gloss



6

6 FLOORING – CARPET

Shaw Wildwood Valley

Biscuit | Luxury Carpet Pad



7



8

8 FIREPLACE SURROUND

Arizona Tile Marvel

Black Atlantis Polished | 12x24 Porcelain Tile

Designer Appointed Features | KITCHEN

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.

1 COUNTERTOP

Della Terra Quartz

Linen | 3 cm

2 CABINETS - PERIMETER

Hoffman Cabinets

Maple - Stained Saddle | Shaker Door

3 CABINETS - ISLAND

Hoffman Cabinets

Painted - Tricorn Black | Shaker Door

4 BACKSPLASH

Arizona Tile

CS-Terra Nova Chevron

Terra Nova Honed | Marble Mosaic

5 FAUCET

Kohler Crue

Matte Black | Single-Handle | Pull-Down

6 SINK

Kohler Vault

Stainless Steel | Under-Mount | Single Basin

7 FLOORING - HARDWOOD

Shaw Kingston Oak

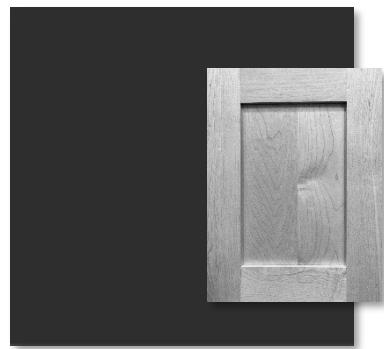
Renaissance | 7.5" W Plank



11



2



3



4



5



6



7

Designer Appointed Features | KITCHEN APPLIANCES

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JennAir Double Oven

JOEDC730RL



- 7" Full Colour LCD Display
- Cinematic Lighting
- Seamless Touches

JennAir Under-Cabinet Vent Hood

JXU9136HP - APP-HOD-000010

- 12sone rating
- 2 halogen lights / 2 lighting levels
- 4-Speed precise knob controls
- 600 CFM fan – requires damper (per code)
- Dishwasher-safe commercial-style baffle filter



JennAir Gas Rangefitop

JGCP436HL - APP-CTR-000002

- 20K BTU stacked power-burner
- 18K BTU dual-stacked power burner
- 9K BTU dual-stacked power burner
- Electronic Ignition and Flame-Sensing™ re-ignition
- Cast Iron grates
- Halo-Effect Knobs (LED)

JennAir Dishwasher

JDTS3924SL - APP-DSW-000046



JennAir Microwave Drawer

JMDFS24JL - APP-MIC-000036



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09.08.2025

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Designer Appointed Features | POWDER ROOM

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1 COUNTERTOP

Della Terra Quartz

Linen | 3 cm

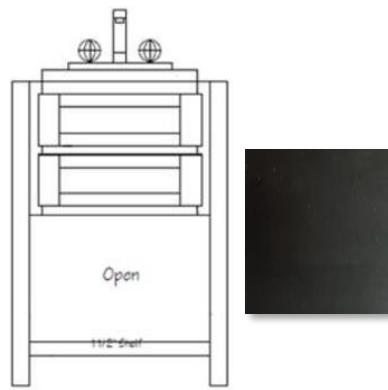


1

2 VANITY CABINET

Hoffman Cabinets Modern

Maple - Stained Portobello | Shaker Drawer (Fixed)



2



3

3 FLOOR TILE

Arizona Tile Futura

Beige Matte | 12x24 Porcelain Tile

4 FAUCET

Kohler Venza

Matte Black | Widespread Handles



4

5 SINK

Kohler Caxton

White | Under-Mount | Oval



5

6 BATH ACCESSORIES

Kohler Elate

Matte Black



6

7 TOILET

Sterling Windham

White | Two-Piece | Elongated Bowl | 1.28 GPF



7

8 MIRROR FRAME

Decorative Wood

Style 8266 | 1.5" W



8

Designer Appointed Features | PRIMARY BATHROOM

Designer Appointed Features are home details and finishes curated by the talented design professionals responsible for the distinctive looks found in our model homes.

1 COUNTERTOP + SHOWER SEAT

Della Terra Quartz

Linen | 3 cm



2 VANITY CABINETS

Hoffman Cabinets

Maple - Stained Saddle | Shaker Door



3 FAUCET

Kohler Venza

Matte Black | Widespread Handles



4 SINK

Kohler Caxton

White | Under-Mount | Oval



5 FLOOR TILE

Arizona Tile Futura

Beige Matte | 12x24 Porcelain Tile



6 SHOWER WALL & TUB SPLASH TILE

Arizona Tile Flash

Ivory Gloss | 3x12 Ceramic Tile



7 SHOWER FLOOR TILE

Arizona Tile Futura

Beige Matte | 2x2 Porcelain Mosaic Tile



8 SHOWER FIXTURES

Kohler Venza + Awaken

Matte Black



9 BATH ACCESSORIES

Kohler Elate

Matte Black



10 TUB

Kohler Sunstruck

White | 66”L x 36”W Round | Free-Standing Tub



11 TOILET

Sterling Windham

White | Two-Piece | Elongated Bowl | 1.28 GPF



12 MIRROR FRAME

Hoffman Cabinets

Maple - Stained Saddle



Designer Appointed Features | BED 2 BATH & BED 4 BATH

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1 COUNTERTOP + SHOWER SEAT

Della Terra Quartz

Linen | 3 cm



1

2 VANITY CABINETS

Hoffman Cabinets

Maple - Stained Saddle | Shaker Door



2

3 FAUCET

Kohler Venza

Matte Black | Widespread Handles



3

4 SINK

Kohler Caxton

White | Under-Mount | Oval



4

5 FLOOR TILE

Arizona Tile Futura

Beige Matte | 12x24 Porcelain Tile



1

6 SHOWER WALL TILE

Arizona Tile Flash

Ivory Gloss | 3x12 Ceramic Tile



2

7 SHOWER FLOOR TILE

Arizona Tile Futura

Beige Matte | 2x2 Porcelain Mosaic Tile



3

8 SHOWER FIXTURES

Kohler Venza

Matte Black



4

9 BATH ACCESSORIES

Kohler Elate

Matte Black

5

10 TOILET

Sterling Windham

White | Two-Piece | Elongated Bowl | 1.28 GPF



6

11 MIRROR FRAME

Hoffman Cabinets

Maple - Stained Saddle

9



10



11

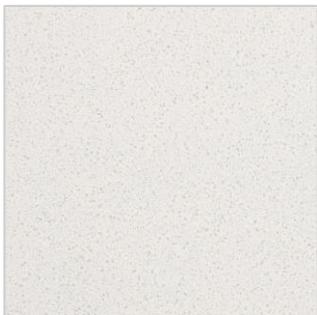
Designer Appointed Features | BED 3 BATH

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1 COUNTERTOP

Della Terra Quartz

Linen | 3 cm

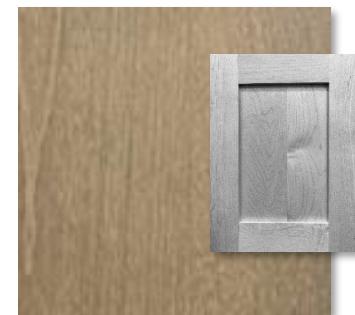


1

2 VANITY CABINETS

Hoffman Cabinets

Maple - Stained Saddle | Shaker Door



2

3 FAUCET

Kohler Venza

Matte Black | Widespread Handles



3

4 SINK

Kohler Caxton

White | Under-Mount | Oval



4

5 FLOOR TILE

Arizona Tile Futura

Beige Matte | 12x24 Porcelain Tile



1

6 SHOWER WALL TILE

Arizona Tile Flash

Ivory Gloss | 3x12 Ceramic Tile



2

7 TUB

Sterling Performa

White | High Gloss Vikrell | Tub/Shower Combination



3

8 SHOWER FIXTURES

Kohler Venza

Matte Black



4

9 BATH ACCESSORIES

Kohler Elate

Matte Black



5

10 TOILET

Sterling Windham

White | Two-Piece | Elongated Bowl | 1.28 GPF



6

11 MIRROR FRAME

Hoffman Cabinets

Maple - Stained Saddle



7

Designer Appointed Features | LAUNDRY ROOM

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1 COUNTERTOP

Della Terra Quartz

Linen | 3 cm



1

2 CABINETS

Hoffman Cabinets

Maple - Stained Saddle | Shaker Door



2



3

3 FLOOR TILE

Arizona Tile Futura

Beige Matte | 12x24 Porcelain Tile

4 FAUCET

Kohler Crue Utility

Matte Black | Single-Handle | Arched-Spout



4

5 SINK

Sterling Springdale

Stainless Steel | Under-Mount



5