

Oak Terrace Preserve – Community Information & Included Features

Included Features from New Leaf Builders

- 5 hours with our in-house interior designer to assist with the selection process
- 5" handscraped hardwoods in all of the downstairs living areas
- High end carpet with an 8 pound pad with all of our carpet
- Multiple ceramic tile choices including 6"x36" boardwalk style for both bathrooms & laundry room
- Crown moulding in the downstairs living area with traditional and craftsman style choices
- Two choices of window & door casing trim package – traditional or craftsman style
- Multiple lighting package options - chrome, brushed nickel and oil rubbed bronze choices
- Basic structured wiring panel with cable in living area & bedrooms plus easy options to add speakers
- 42" cabinets with two choices of moulding, three choices for facing and multiple hardware options

Community Features:

- \$455 annual HOA fee
- Choice of 2 interior paint colors

Construction Services:

- 5 hours of complimentary interior design consultation to assist in selections
- Pre-Construction meeting to review all plans
- Electrical walk-through on site
- Final walk-through and home orientation
- 1 year builder warranty plus an additional 2-10 Home Warranty Plan
- Termite Bond

Energy Efficiency Features:

- Tankless water heater
- Radiant roof barrier, OSB roof sheathing
- 14 SEER heating and cooling system
- Programmable thermostats on both floors
- Low VOC interior paint by Sherwin Williams
- Low-E thermal single hung windows w/tilt-in bottom sash
- Frigidaire eStar stainless steel appliance package w/ gas range, microwave & dishwasher

Interior Features:

- 5" handscraped hardwoods in downstairs living areas (Level 1)
- High quality carpet with 8 lb. pad (Level 1)
- Ceramic tile in baths & laundry room (Level 1)
- 9' smooth ceilings on both floors
- 5" baseboards on both floors
- Crown moulding in downstairs living areas
- Carpeted stairway
- Two choices of window & door casing trim package (Level 1)
- Choice of brushed nickel or oil rubbed bronze door hardware
- Choice of Level 1 lighting package –multiple options including modern, traditional, contemporary and transitional
- Basic structured wiring panel
- Smoke detectors in all bedrooms
- CO2 detector on each floor
- GFCI outlets in kitchen and bathrooms per code

Kitchen Features:

- Granite countertops in kitchen (Level 1)
- 42" cabinets with crown moulding – choice of stains
- Stainless steel Frigidaire eStar appliance package
- ½ horsepower garbage disposal
- Undermount stainless sink
- Moen or Delta chrome faucet with sprayer (Level 1)
- Multiple cabinet hardware selection
- Ice maker connection

Bathroom Features:

- Matching cabinets to kitchen selection, choice of stains
- Master Bath has dual vanities and cultured marble countertops
- Spacious stand-up shower with framed shower door & bench in Master Bathroom
- Fiberglass slide-in tub in guest bath with cultured marble countertops
- Pedestal sink in ½ bathroom
- Elongated toilets
- Ceramic tile floors
- Moen or Delta faucets in chrome

Exterior Features:

- Covered porch or patio per plan
- Fiber cement siding w/Sherwin Williams Paint
- Raised slab foundation
- 30 years architectural shingles on roof and all porches unless noted on specific house plans
- Professionally sodded and landscaped yard
- Screens in all windows
- Two outside hose bibs

Outdoor storage:

- Storage provided per ARB guidelines
- Garage options available