



## Standard Custom Features

*single family homes*

### Interior Highlights

- ◆ Smooth ceilings - 9' entire 1<sup>st</sup> floor & 8' entire 2<sup>nd</sup> Floor
- ◆ Ventilated shelving in all closets
- ◆ 3" Oak Engineered Wood Flooring on 1st Floor (except Laundry & Baths)
- ◆ Carpet with 6lb. pad in living areas, dining areas, all closets & bedrooms (except Laundry & Baths)
- ◆ Designer vinyl no-wax flooring in bathrooms & laundry rooms
- ◆ Washer & electric dryer connections
- ◆ Choice of (5) Cable & Telephone Connections
- ◆ 14 SEER high efficiency heating & air conditioning system
- ◆ Tankless gas hot water heater
- ◆ Decorative hardware on all interior & exterior doors
- ◆ Pre-wire for ceiling fans in Family Room, Master Bedroom & Screen Porch
- ◆ Decorative lighting in dining & breakfast area

### Kitchen

- ◆ Designer 36" Maple cabinets with crown molding
- ◆ Granite countertops with 4" backsplash
- ◆ Stainless steel double-bowl sink & chrome faucet
- ◆ Garbage disposal
- ◆ Pre-plumbing for automatic ice maker
- ◆ Energy Star rated white or black appliance package
- ◆ Three (3) recessed lights

### Bathrooms

- ◆ White fixtures & chrome faucets
- ◆ 5' one-piece tub/shower combo w/surround
- ◆ Designer Maple vanity w/cultured marble countertop
- ◆ Pedestal sink in Powder Room
- ◆ Double sink in Master Bathroom (on select floor plans)

### Exterior Features

- ◆ 30 year architectural roof shingles
- ◆ Cementitious clapboard siding, trim, & vinyl soffits
- ◆ Low-E insulated vinyl single-hung hurricane impact windows
- ◆ Decorative columns & railings at front porches
- ◆ One (1) electrical outlet in front and back
- ◆ Two (2) hose connections

### Site Features

- ◆ Single Car Garage
- ◆ Concrete Driveway
- ◆ Beautiful landscaped "Green" settings with eco-friendly plantings & bio-swales
- ◆ Underground utilities

### Architectural Features

- ◆ Open living plans between kitchen, breakfast area, & family room
- ◆ Energy efficient design
- ◆ Multiple flexible floor plans
- ◆ Radiant barrier in attic

### Exceptional Warranties & Service

- ◆ One-year Builder's Warranty on entire home with extended mechanical & structural warranties
- ◆ Inspection at drywall installation
- ◆ Pre-closing inspection & orientation



The renderings, specifications, features, descriptions & prices herein, are based on careful planning, engineering & architectural study, but are subject to change. The developer / builder reserves the right to alter & amend the same without notice or obligation.



# Oak Terrace Preserve

*features & sitemap*



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