

# The Azalea Rose

*At Northwoods*



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5 Bed - 4 Bath

2655 sqft

**Exterior:**

High Quality Exterior  
 Low Maintenance Hardie Lap & Masonry Brick  
 30-Year Dimensional Architectural Roof Shingles & Metal Roof  
 Covered Back Porch with vented vinyl ceiling  
 Exposed Rafter Tails  
 Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows  
 Sodded Lot using 7 pallets of Zoysia Grass & 3 zones of irrigation  
 2 Car Garage  
 6x6 Columns with Large Corbels on Front Porch  
 6x6 Columns on Back Porch  
 1x6 Shutters with 1x4 Raised Accents

**Building Standards:**

Slab on Grade Concrete Foundation  
 Traditional Stick Framing Methods  
 Framed "Green Corners" for higher Energy Efficiency

**Interior Features:**

10' Ceilings throughout Main Floor & 9' Ceilings throughout Second Floor  
 Traditional R13 Batt/Fiberglass Insulation  
 Open Cell R20 Spray Foam Installed on Roof Deck  
 50 Gallon Electric Water Heater  
 16 SEER Electric Heat Pump  
 Chorus Smart Home Security System

**Upgraded Finish Options:**

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout door	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound (Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	\$3,250
Music Package (Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	\$1,000 per room
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request

**Interior Finishes:**

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas & Bedroom 4/Study on Main Floor  
 Carpet in all other Bedrooms & Upstairs Common Area  
 Ceramic tile flooring in all Full Bathrooms  
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
 Granite countertops throughout  
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave  
 Delta® Kitchen and Bath Fixtures  
 Double Vanity in Master Bathroom with Under-mount sinks  
 Vanity Mirrors  
 Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom  
 Free Standing Tub with Deck Mount Faucet in Master Bathroom  
 Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms  
 Recessed Lighting throughout Kitchen, Living Room, & Master Bedroom  
 Wire Shelving installed in all Closets, Pantry, & Laundry Areas  
 Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color & one ceiling color  
 6" Baseboards throughout  
 Ventless Electric Log Fireplace  
 A 5' tall brick surround and hearth will be installed with cedar 6x12 mantle with corbels. 1x6 Shiplap, painted to match trim color will extend to ceiling.  
 Judges Paneling in Family Dining room.  
 Shiplap above the mantel to the ceiling.

Outdoor Fireplace (Back Porch)

\$12,500

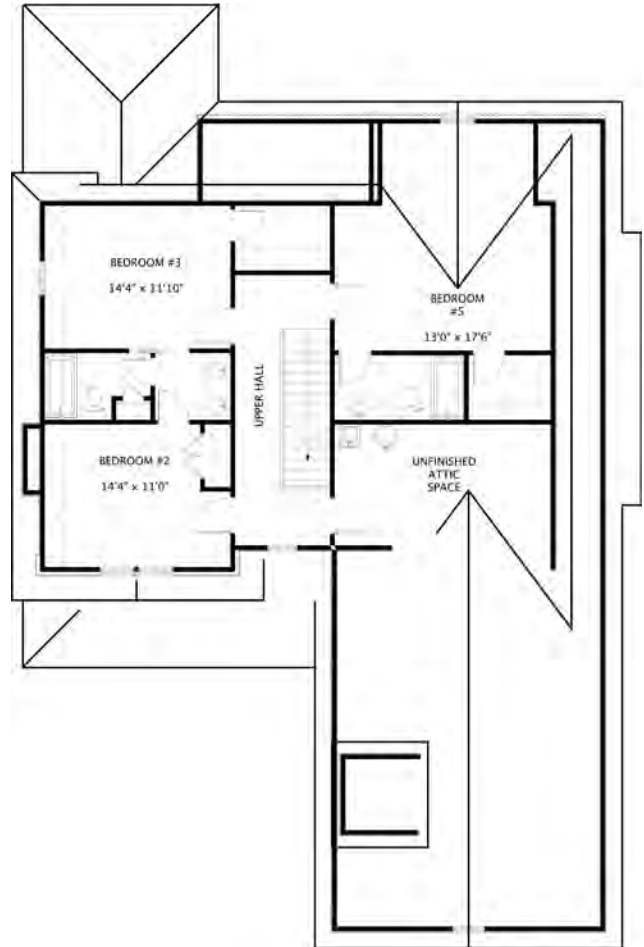
A brick surround and hearth will be installed all the way to the ceiling with a cypress 6x12 mantle with corbels. Brick will match exterior brick selection. Hearth will be 12" tall x 12" deep. Wiring for TV above mantel.

**Smart Home Package:**

Equipped with the standard Northwoods Smart Home Package "Peace of Mind" which includes: 5 smart outlets, 2 garage door controllers, 1 Alexa, 1 Alexa Echo Dot, 4 smart switches, 3 lamp modules, one smart panel, 1 door bell camera, 2 smart door locks, 1 smart thermostat, 1 carbon monoxide detector, first floor door and window sensors, 1 outdoor camera, 2 motion detectors, 1 firefighter device, 1 indoor camera, 2 flood sensors & 1 smart drive. May vary depending on floor plan.



Main Level



Upper Level



# NORTHWOODS



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