

The Azalea

At Northwoods



The Azalea

5 Bed - 4 Bath

2645 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 Package

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	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers & 1 zone amp w/ wireless remote control via smart phone or tablet app, requires WiFi)	
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request

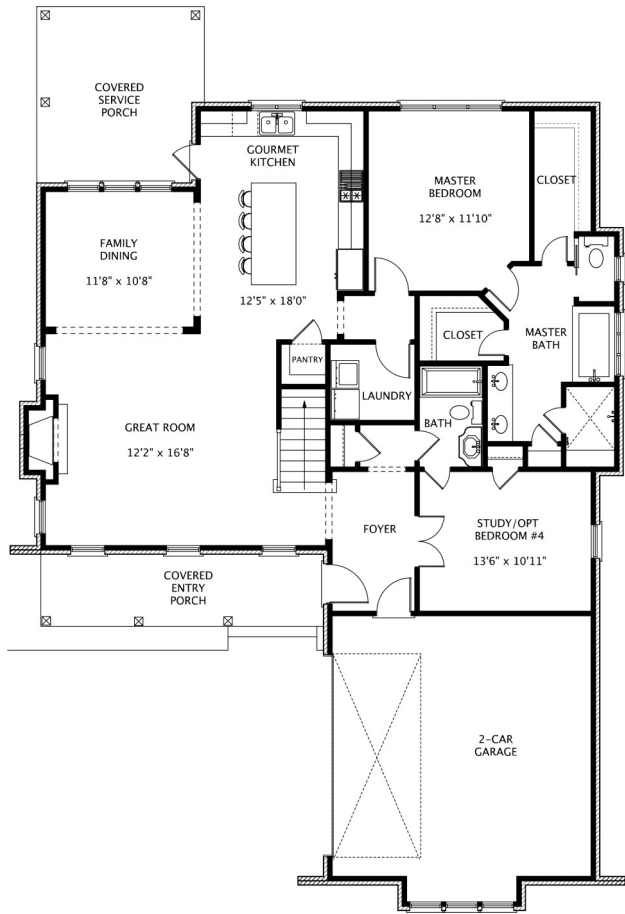
Interior Finishes:

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas & Bedroom 4/Study on Main Floor
 Carpet in all other Bedrooms & Upstairs Common Areas
 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 mantel with corbels. 1x6 Shiplap, painted to match trim color will extend to ceiling.
 Judges Paneling in Family Dining & Foyer
 Shiplap above the mantle to the ceiling.

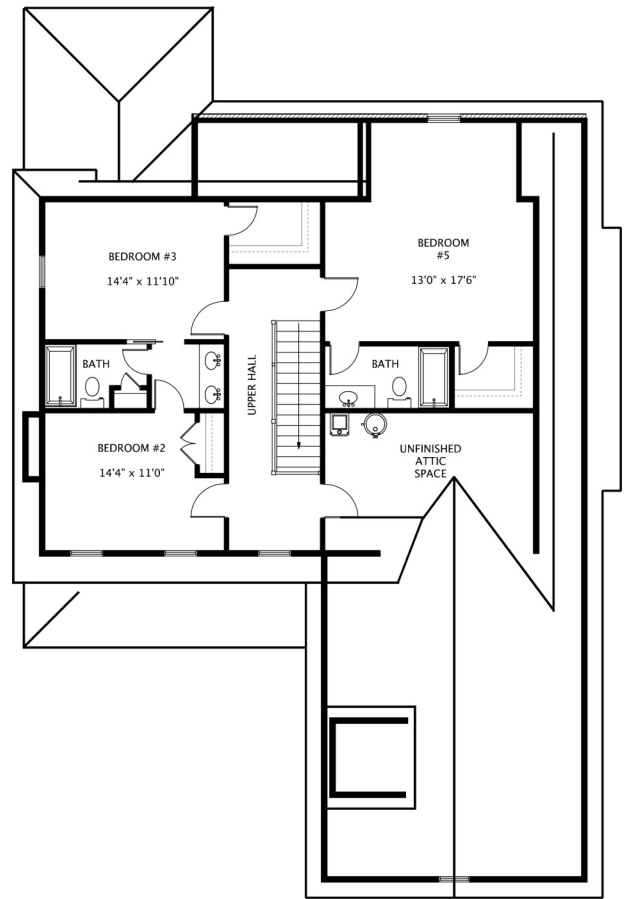
Outdoor Fireplace (Back Porch) \$12,500
 A brick surround and hearth will be installed all the way to the ceiling with a cypress 6x12 mantel with corbels. Brick will match exterior brick selection. Hearth will be 12" tall x 12" deep. Wiring for TV above mantel.

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, one door bell camera, 2 smart door locks, one smart thermostat, one carbon monoxide detector, one Google Home, first floor door and win-dow sensors, one outdoor camera, two motion de-tectors, one firefighter device, one indoor camera, two flood sensors & one smart drive. May vary de-pending on floor plan.



Main Level



Upper Level



NORTHWOODS



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