

The Pin Oak B

At Northwoods



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3 Bed - 2.5 Bath

1702 sqft

Exterior:

- High Quality Exterior
- Low Maintenance Hardie Lap & Board and Batten Siding
- 30-Year Dimensional Architectural Roof Shingles
- Covered Porch
- 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 Smooth Pressure Treated Columns with Small Corbels on Front Porch
- 6x6 Smooth Pressure Treated Columns on Back Porch

Building Standards:

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

Interior Features:

- 9' Ceilings throughout
- 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

Interior Finishes:

- 5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
- Carpet in all Bedrooms
- 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
- 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
- Judges Paneling in Family Dining and Foyer
- Barn door installed per plans

Upgraded Finish Options:

- Farmhouse Sink \$1,250
- Under Cabinet Lighting \$1,200
- 2" White Faux Wood Blinds throughout Per plans
- 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 and one zone amp with wireless remote control via smart phone or tablet app, requires WiFi)
- Beams in Living Room (includes 4 beams) \$3,000
- Marble Countertops Price Available Upon Request
- Heated Tile Floors Price Available Upon Request
- Brick Accent Wall Price Available Upon Request

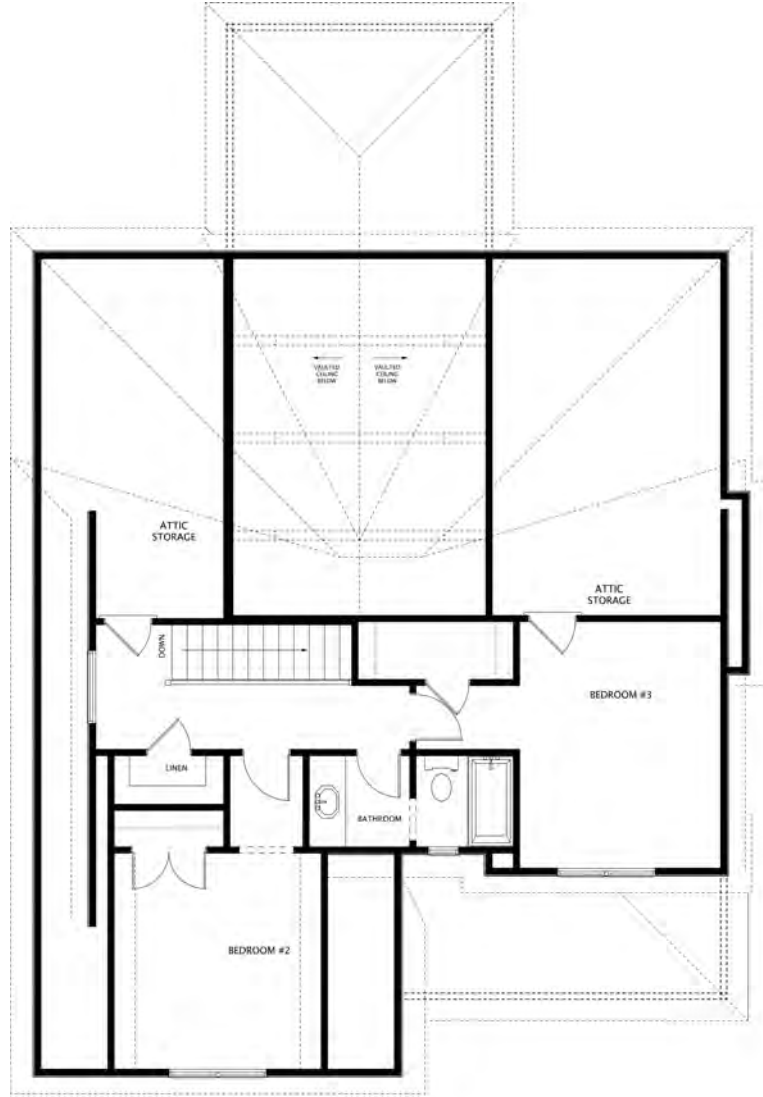
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Smart Home Package:

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, 1 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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