

The Pin Oak C

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
 1x6 Cypress 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:

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

Upgraded Finish Options:

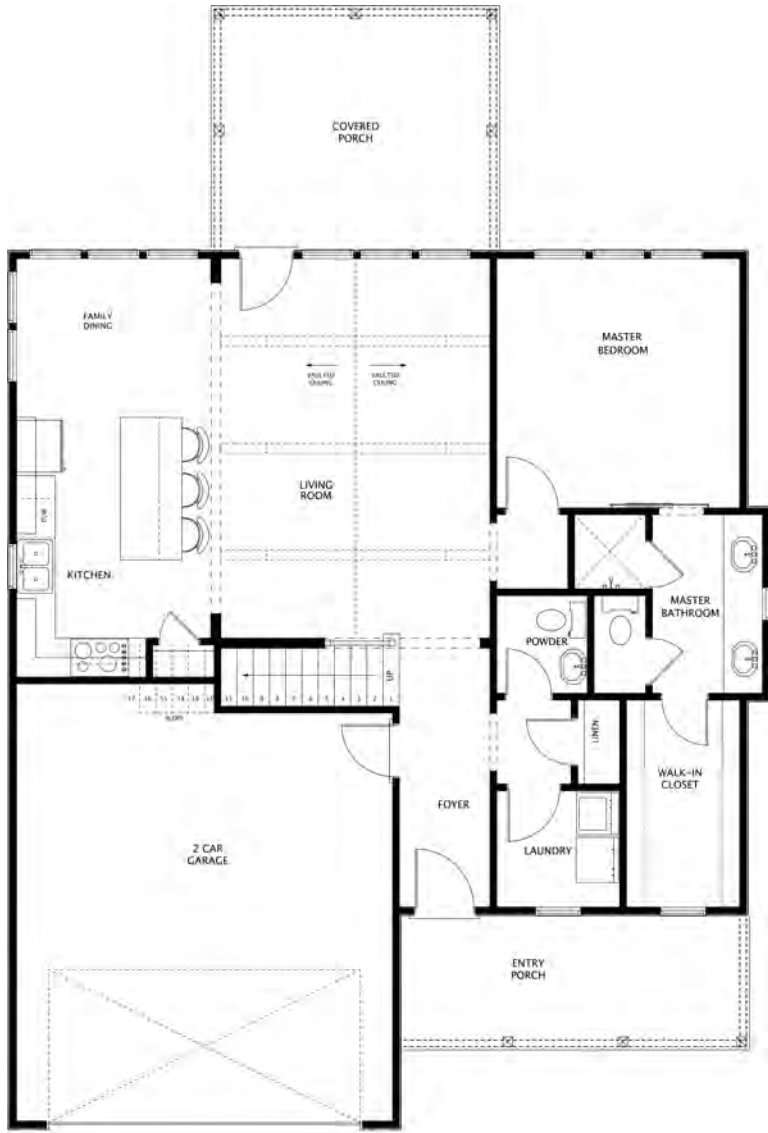
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout	Per plans
Solid Core Doors throughout	\$1,700
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 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

Interior Finishes:

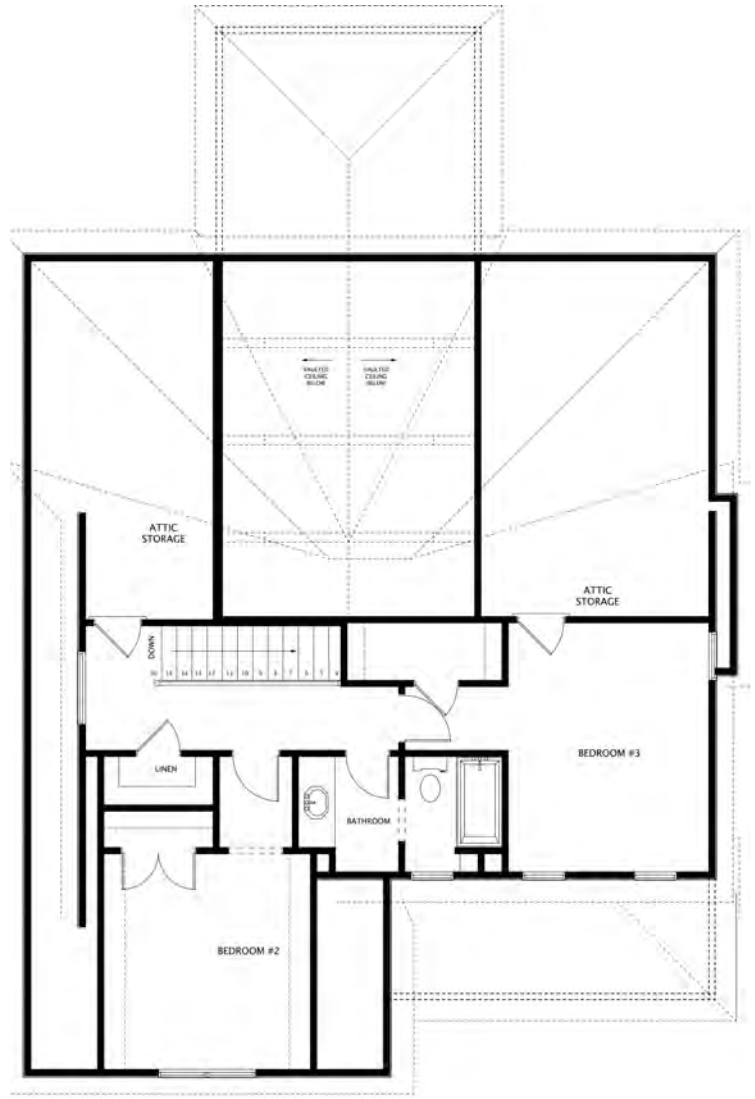
5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
 Carpet in all Bedrooms
 Ceramic tile flooring in all Full Bathrooms
 Custom Designed Wooden Cabinets in Kitchen & Bathrooms
 Granite countertops throughout
 Stainless Steel Appliances by Whirlpool®, including the Dishwasher, 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

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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