

## ESTATES AT SHADDOCK PARK

### Interior Features:

- 8' foot raised panel Carrera style doors throughout the first floor
- Rounded sheetrock wall corners throughout home
- Iron stairway balusters in black (per plan)
- Substantial boxed newel posts at stairway
- Oak starter step
- Satin nickel finish door knobs
- Ceramic tile flooring in front entry, garage, entry, kitchen, breakfast, utility, and all baths
- Deluxe trim package includes 1" x 4" door casing and 5 1/4" base molding in main rooms and hallways on first floor
- 5 lb. carpet pad
- Sherwin Williams® paint with four wall color and four trim color choices
- Upper cabinet in the utility room (per plan)

### Deluxe Kitchens:

- Choice of polished 3 cm granite countertops or 2 cm quartz countertops
- Undermount dual bowl stainless steel sink
- Hand-laid ceramic tile backsplash
- Custom site-finished cabinetry with choice of door styles, tray dividers, flip trays at sink, 42" upper cabinets, staggered projections, crown molding, concealed hinges and full extension drawer guides
- Island cabinetry includes posts (per plan) and choice of raised panel or shiplap fronts and end panels
- Stainless steel appliance package
- Five burner 36" sealed gas cooktop
- Built-in wall microwave oven
- Built-in self cleaning wall oven
- Ventahood, 400 CFM, with wood hood cabinet cover vented to the exterior
- Recessed LED disk lighting (per plan)
- Delta® Trinsic chrome single lever pull out faucet

### Luxurious Bathrooms:

- Pedestal sink in the powder room
- Venetian marble countertops with choice of rectangular or oval undermount sinks in owner's and full baths
- Raised height vanities (36" height) in owner's and full baths
- Delta® Ashlyn chrome faucets, 8" spread in owner's bath
- Framed mirror in powder baths
- Oversized 5' drop in owner's tub with ceramic tile decking and cabinet front
- Oversized owner's shower with mud pan and tile flooring
- Semi-frameless glass enclosed owner's shower with back-to-back pull handle (per plan)
- Elongated commodes in all baths
- Hand-laid ceramic tile flooring in all baths

### Energy Saving Features:

- R-38 blown attic insulation
- R-22 attic insulation in sloped ceilings
- R-13 exterior wall insulation in 2'x4' walls
- R-19 wall insulation in 2'x6' walls
- Tankless water heater
- 16 Seer Performance Lennox® HVAC system with a ten year parts warranty
- Radiant barrier roof decking to reduce attic temperatures and heat transfer
- Dimensional roof shingles with limited lifetime warranty
- Foam sealant used throughout the home to reduce air infiltration
- Low-E double pane insulated vinyl windows with divided lights on front elevation

*(R-value means resistance to heat flow. The higher the R-value, the greater the insulating power.)*

*Many other options to choose from. Please see your  
Community Sales Manager for additional information.*



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### Electrical:

- Wi-Fi thermostat(s) with smart phone access
- Structured wiring includes Demarc pull, 1 voice module, 1 video module, and 3 media outlets
- GFCI outlets in kitchen, bathrooms and two exterior waterproof outlets (per plan)
- Ceiling fan in family
- Fan speed control switch in family room
- Rocker light switches throughout home
- Recessed LED disk lighting at entry, kitchen, utility, owner's closet, media rooms, covered patios, bathrooms, and bedrooms (per plan)
- Media rooms include 7.1 surround sound pre-wire

### Optional Features to Personalize Your Home:

- Additional phone and television pre-wiring
- Floor covering upgrades
- Cabinet upgrades
- Appliance upgrades
- Faucet and lighting upgrades
- Painted brick and stone options
- Flex room, media room, fireplace, and owner's bath options (per plan)
- Study option includes 8' pine French doors and ceiling fan
- Stone option includes buff mortar at stone areas

### Exterior Features:

- Hand-laid brick front porch (per plan)
- Salt finished lead walk and driveway
- 8' tall front entry door
- Schlage® Barcelona handleset
- American made kiln fired clay brick
- HardiePlank® cementitious siding trim and soffit vents
- Cast stone address block
- Low-E double pane insulated vinyl windows with divided lights on front elevation

- Tilt-out sash windows allow cleaning with ease (per plan)
- Insulated cedar look overlay garage door
- Cedar shutters, corbels, and brackets (per plan)
- Garage interior painted
- Garage door opener with remotes
- Three car garages (per plan)
- Two frostproof hose bibs (per plan)
- Professional landscape package with full sod
- Fully zoned sprinkler system with programmable timer and rain/freeze sensor
- Seamless full gutters and downspouts with baked on enamel finish
- 6' stained cedar board-to-board capped privacy fence with metal posts and 2 gates
- Wrought iron fencing per community guidelines
- Full light patio door or 8' sliding doors (per plan)
- Covered patios (per plan)

### Quality Construction Features:

- Pre-construction and pre-closing orientations with your Community Construction Manager
- Ten-year transferable new home warranty administered by a Third Party Home Warranty for your peace of mind
- Each home is structurally engineered and seal-stamped by a third party engineering firm
- Quality kiln dried lumber throughout
- On-site construction, featuring engineered studs 16" on center (per plan)
- Engineered post-tension slab foundation
- AdvanTech® engineered 3/4" subfloor on two-story home plans
- Boracare termite treatment on base plates
- Zip Wall® system provides a moisture barrier and additional structural support
- TAEXX® inside the walls pest defense system



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