



SOUTHAVEN HOMES INC.

1647 WOODVINE DR

STRUCTURAL FEATURES:

- *ENGINEERED POST TENSION SLAB
- *3000 PSI CONCRETE SLAB
- *FULLY ENGINEERED AND INSPECTED WINDSTORM PLAN
- *FRAME FULLY WRAPPED IN PLYWOOD FOR INCREASED STRUCTURE AND ENERGY EFFICENCY
- *2X6 RAFTERS 16" ON CENTER
- *16" BCI 4500 I-JOISTS WITH ¾" LP SERIES 350 FLOOR DECKING SYSTEM

EXTERIOR FEATURES:

- *30 YR. BLACK ARCHTECTURAL MULTI-DEFINITION ASPAULT SHINGLE
- *REAL 3 COAT CEMENTIOUS STUCCO
- *FULL TEXAS CHOPPED LIMESTONE FEATURES ON FRONT, REAR AND SIDES
- *METAL ACCENT ROOFS ON FRONT OF HOME
- *STAINED CEDAR GARAGE DOORS
- *SHERWIN WILLIAMS EXTERIOR PAINT
- *FULLY SODED FRONT AND BACK YARD
- *EXTERIOR GUTTERS
- *DRAINAGE SYSTEM WITH DRAIN BOXES TIED TO GUTTERS
- *6' CEDAR FENCE WITH 2X12 WROUGHT BOARD
- *SPRINKLER SYSTEM

INTERIOR FEATURES:

- *10 FT CEILING HEIGHTS STANDARD
- *11 FT CEILINGS IN KITCHEN AND FAMILY ROOMS
- *GRAND 16' VAULTED CEILING IN MASTER BEDROOM
- *8 FT. 2 PANEL INTERIOR DOORS – 1ST AND 2ND FLOOR
- *SHERWIN WILLIAMS FLAT LATEX WALL PAINT
- *SHERWIN WILLIAMS ENAMEL PAINT SATIN FINISH FOR TRIM AND CABINETS



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INTERIOR FEATURES (CONT.)

- *CAST STONE FIREPLACE SURROUND
- *REAL WOOD BURNING GAS FIREPLACE
- *8" BASEBOARDS THROUGHOUT HOME
- *FULLY CASED INTERIOR WINDOW REVEALS
- *STAINED WOOD BEAMS IN FAMILY, KITCHEN, AND MASTER BEDROOM
- *MOEN PLUMBING FIXTURES (BRUSHED NICKEL)
- *FREE STANDING TUB IN MASTER BATH
- *FRAMLESS SHOWER INCLOSURE
- *ELONGATED TOILETS
- *ALL WOOD BOX SHAKER CABINETS
- *CABINET HARDWARE ON ALL CABINET DOORS AND DRAWERS
- *REAL TAR AND SCREED HAND FINISHED RED OAK HARDWOOD FLOORS
- *SURROUND SOUND PREWIRE IN FAMILY, AND UPSTAIRS GAMEROOM
- *PRE WIRE FOR SOUND IN FORMAL DINING
- *ALARM PRE WIRE AND TRIM OUT ON ALL EXTERIOR DOORS AND ACCESSABLE WINDOWS
- *CAT 6 NET WORK WIRING
- *CABLE AND PHONE IN ALL BEDROOMS
- *CEILING FANS IN ALL BEDROOMS
- *ELEGANT HANGING FIXTURES IN DINING ROOM, ENTRY, AND STUDY
- *RECESS CAN LIGHTING THROUGHOUT HOUSE
- *GRANITE COUNTER TOPS
- *QUARTZ COUNTER TOPS IN KITCHEN
- *LARGE CENTER ISLAND WITH EAT AT BAR
- *WINE BAR AND WINE STORAGE
- *DCS COOK TOP, DOUBLE OVEN, DISHWASHER, AND VENT INSERT
- *SHARP MICROWAVE DRAWER



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INTERIOR FEATURES (CONT.)

- *51 BOTTLE STAINLESS STEEL WINE FRIDGE IN WINE BAR
- *8' STAINED MOHAGONY DOOR
- *3X6 SECONDARY BATH WALL TILES BRICK LAY
- *12 X 24 SECONDARY BATH FLOOR TILES
- *12X23 MASTER BATH FLOOR TILE
- *WINTER FROST OVAL MOSAICS FOR JOB BUILT MASTER SHOWER FLOOR
- *FEIZE CARPET WITH ½" PAD IN SECONDARY BEDROOMS AND GAMEROOM

ENERGY FEATURES

- *TECH SHEILD ROOF DECKING
 - *LOW-E DOUBLE GLAZED ANNEALED WINDOWS WHITE VINYL ON SIDES AND REAR
 - *LOW-E DOUBLE GLAZED ANNEALED WINDOWS DARK BRONZE ALUMINUM OF FRONT ON HOME
 - *TWO TANKLESS NATURAL GAS HOTWATER HEATERS IN ATTIC
 - *16 SEER AIR CONDITIONING UNIT
 - *R-38 BLOWN IN ATTIC
 - *EXTERIOR WALLS 2X4 – R-13 UNFACED BATTS (3.5")
 - *EXTERIOR WALLS 2X6 – R-19 UNFACED BATTS (6.25")
 - *ATTIC KNEE WALLS – R13 UNFACED BATTS (3.5")
 - *BATTS CEILING – PLYWOOD DECK – R-19 UNFACED BATTS (6.25")
 - *SLOPES CLOSED TO ROOF DECK – R-30 UNFACED BATTS (10.0")
 - *SLOPES OPEN TO ATTIC – R-19 UNFACED BATTS (6.25")
 - *BATT CEILINGS – NO ACCESS – R-30 UNFACED BATTS (10.0")
 - *GARAGE CEILINGS W/LIVING ABOVE – R-19 UNFACED BATTS (6.25")
 - *OVERHANGS – R-19 UNFACED BATT (6.25")
- *****SOME FEATURES ARE SUBJECT TO CHANGE BASED ON AVAILABILITY OR FUNCTION*******