



COOPERSMITH COURT

FEATURES & SPECIFICATIONS

FIRST FLOOR:

- Engineered Wood Floors and/or Porcelain on First Floor
- **See Sales Counselor
- Granite Countertops
- 42" Shaker-Style Cabinets
- Tumbled Travertine 1x2 Backsplash
- Under-Counter Lighting in Kitchen
- Moen Brushed Nickel Plumbing Fixtures
- Pedestal Sink in Powder Bathroom
- Oak on the Stairs with Oak Railing
- Designer Ceiling Fans in Living Room
- Prewired for Alarm System
- Prewired for Surround Sound in Living Room
- Solid Mahogany Door
- Professional Landscaping
- Sodded Lawns

SECOND FLOOR:

- Plush Carpet in All Bedrooms and Second Floor Hallway
- 6'8" Raised Panel Foot Doors
- Quartz Countertops in Master and Secondary Baths
- Porcelain in Master Bathroom
- Porcelain Tile in Secondary Bathroom
- Brushed Nickel Fixtures
- 6' Tub with Separate Walk-in Shower

APPLIANCES:

- Washer: Samsung WF42H5000AW
- Dryer: Samsung DV42H5000EW
- Dishwasher: Samsung DW80M2020US
- Cooktop: Samsung NX58K3310SS
- Microwave: Samsung ME16K3000AS
- Refrigerator: Samsung RS25J500DSR

MECHANICAL SPECIFICATIONS:

Foundation:

- Engineered Post Tension Foundation
- 3,000 PSI Concrete
- Engineered Building Pads

Frame and Cornice:

- Engineered Structural Framing
- 2"x4" Stud Grade Walls Every 16" (+or-) O.C.
- 2"x4" Studs on Exterior Walls
- Yellow Pine Ceiling Joist 16" (+or-) O.C.
- Yellow Pine Rafters, 16" (+or-) O.C.
- 7/16" OSB Roof Decking with TechShield Radiant Barrier
- 7/16" OSB Sheathing

- I Joists
- Cem Plank Siding
- All Subfloor is Glued, Nailed and Screwed
- Anthony Power Beams
- Windstorm per Plans and Codes

Windows:

- Aluminum Frame, Insulated (Double Pane), Clear Glass with Low-E

Masonry:

- 3/4" Conventional Stucco System with Decorative Bands & Molding
- Conflex Elastomeric Coating

Roofing:

- 25 Year Roof Composition Shingles

Air Conditioning and Heating:

- One 3.5 Ton 14 SEER System
- Champion Condensing Unit
- Champion Furnace
- R-8/6 Silver Flex Duct in Attic
- Single Zone System
- Programmable Thermostat

Electrical:

- All Copper Wiring throughout the House
- GFCI and GFI Safety Switches where Required by Code
- 150 AMP Main Electrical Panel
- All Other Electrical Wiring as per Plan
- Recessed Can Lighting with UL Rating
- Brushed Nickel Fixtures Light Fixtures, Brushed Nickel in Dining

Plumbing:

- CPVC Vents and Drain Pipes
- Black Steel Pipes for Gas
- Insulated Exposed Water Lines/PEX System
- One 40 gal Water Heater
- Moen Brushed Nickel Plumbing Fixtures

Insulation:

Area	Material	R-Value	Thickness
Exterior Walls	Batt	R13	3.5"
Ceilings	Batt	R19	6.25"
Attic	Blown	R30	12"

CHOICE IS THE ULTIMATE LUXURY