



STANDARD FEATURES AND SPECIFICATIONS

STRUCTURAL

- Designed by professional and licensed structural engineer
- Post tension foundation design
- Concrete is 3000 p.s.i
- Wood framing with studs 16" on center
- Engineered and pre-built floor trusses
- Borate termite treatment at exterior stud walls

INTERIOR FEATURES

- Two panel smooth finish (painted) hollow core interior doors
- Lightly textured finish drywall
- Kwikset lever door hardware
- 4" MDF base boards throughout home
- Door heights – 8 feet at level 1 (except in low conditions under stairs). Second floor and 3rd floor (if applicable) heights are 6'8"
- Ceiling heights – 1st floor ceiling heights are 10 ft, 2nd floor are 9 ft and 3rd floor vary per plan
- Interior paint is Sherwin Williams Showcase level on walls and ceilings in flat finish. Trim is Sherwin Williams Southwest Builders series in satin finish
- R-30 blown fiberglass insulation in attic ceilings and R-19 batts in exterior walls
- Smoke and carbon monoxide detectors throughout
- All bedrooms and living room pre-wired for ceiling fans
- Pre-wired for cable TV and telephone in all bedrooms and living room
- Pre-wired for sound system in living room – 5.1 Surround
- Security system prewire
- Garage door opener with transmitters
- 5" wide prefinished engineered wood flooring provided on first floor main living areas, staircase and second floor hallway (first floor bedroom, if applicable, is carpet)
- Oak stair treads finished to match wood flooring with painted stair risers
- Carpet installed in bedrooms, bedroom closets and 3rd floor game room (per plan)
- Carpet – 25-ounce nylon in cut and loop patterns
- Wood interior handrails with metal balusters at first floor staircase
- Double paned low E vinyl windows



THE RESERVE
at
WOODMILL CREEK

- Quartz and natural Stone 2 cm countertops with laminated 1 ½”square edge (see standard and upgrade offerings at selection center)
- Tile kitchen backsplash (see standard and upgrade offerings at selection center)
- Closets to be finished out with shelving and round wood rods

EXTERIOR FEATURES

- Exterior veneer to consist of brick, stucco and cementitious siding panels per plan
- Stain guard fiberglass composition 30-year architectural shingles on roofing
- radiant barrier roof decking
- Concrete driveway and walkway to front porch
- Front porch and rear back patio to be brushed concrete
- Fully guttered roof with round downspouts
- Exterior hose bibs
- Fiberglass front doors painted finish to match selected accent color of home
- Exterior paint to be Sherwin Williams Southwest Builders Exterior Latex in satin finish with NP1 exterior caulk
- All exterior openings sealed with polyurethane sealant
- Irrigation system

BATHROOMS

- Tile flooring to be full bodied porcelain or ceramic tile (see standard and upgrade offerings at selection center)
- Quartz or natural Stone countertops with 1 ½” edge in all baths with undermount sinks (excluding powder which has pedestal)
- Drop-in soaking tub with tiled skirt, deck and tub splash for master bath
- Shower enclosures to be semi-frameless glass enclosure with matching hardware trim
- Bathroom mirrors to include framed mirror (excluding powder room)
- Bathroom accessories to include paper holders, towel bars and towel rings in polished chrome. Master to receive towel hooks if no towel bar space is available. Master to receive 2 towel bars and all other baths to receive 1 towel bar. Powder room to receive towel ring. No other baths to receive towel rings

KITCHENS

- Designer cabinetry in paint grade or wood stain with 42” uppers. Door styles include shaker, modified shaker or raised panel
- Quartz or natural stone countertops with 1 1/2” edge
- Kitchen Sink – Mirabelle under mount stainless sink – (model #IRUC3321Z)
- Garbage disposal – Badger #5 (1/2 horsepower)



APPLIANCES

Standard Bosch stainless steel appliances include:

- Bosch 30" built in Electric wall oven (model# HBL5351UC)
- Bosch 24" dishwasher (model# SHE3AR75UC)
- Bosch drop down door microwave (model# HMB50152UC)
- Bosch 36" 5 burner gas cooktop (model# NGM5656UC)
- Zephyr 36" vent hood (model# ZPYE36AS)
- Edgestar 15" wine cooler (model# CWR262DZ)
- Refrigerator, washer and dryer are not included in sales price

CABINETS

- Designer cabinetry in paint grade or wood stain. Door styles include shaker, modified shaker or raised panel
- Drawers are wood dovetail construction
- Doors are full overlay custom door styles
- All bath vanities are 36" tall, same as kitchen
- Crown molding on upper cabinets
- Utility room to have wooden shelf provided in space above washer/dryer

PLUMBING FIXTURES

- Bathroom faucets – 8" Moen Dartmoor faucet MT6805 (Polished Chrome)
- Shower faucet sets – Moen Dartmoor faucets MT2183 (Polished Chrome)
- Powder room and master toilet – Mirabelle elongated, comfort height MIRBD250WH
- Bathroom sinks – Mirabelle undermount (excluding powder)
- Powder room – Mirabelle pedestal sink MIRKW348AWH
- Kitchen Sink – Mirabelle under mount stainless sink – (model #IRUC3321Z)
- Kitchen Faucet – Kohler Cruette Pull Down K780-CP
- Master tub faucet (deck mount) – Moen Dartmoor faucets MT2183 (Polished Chrome)
- Master bath tub – Mirabelle Edenton drop-in soaking tub (model # MIREDS6032WH)



THE RESERVE
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LIGHT FIXTURES

- LED recessed can lighting main living areas and master bedroom (per plan)
- Flush mount fixtures provided at secondary bedrooms and closets
- All bedrooms and living room pre-wired for fan and light kit
- Bronze colored exterior floodlights (per plan)
- Fixture over garage (where applicable to be electric lantern)
- Under cabinet lighting at kitchen
- Decorative hanging and wall mounted light fixtures are not included

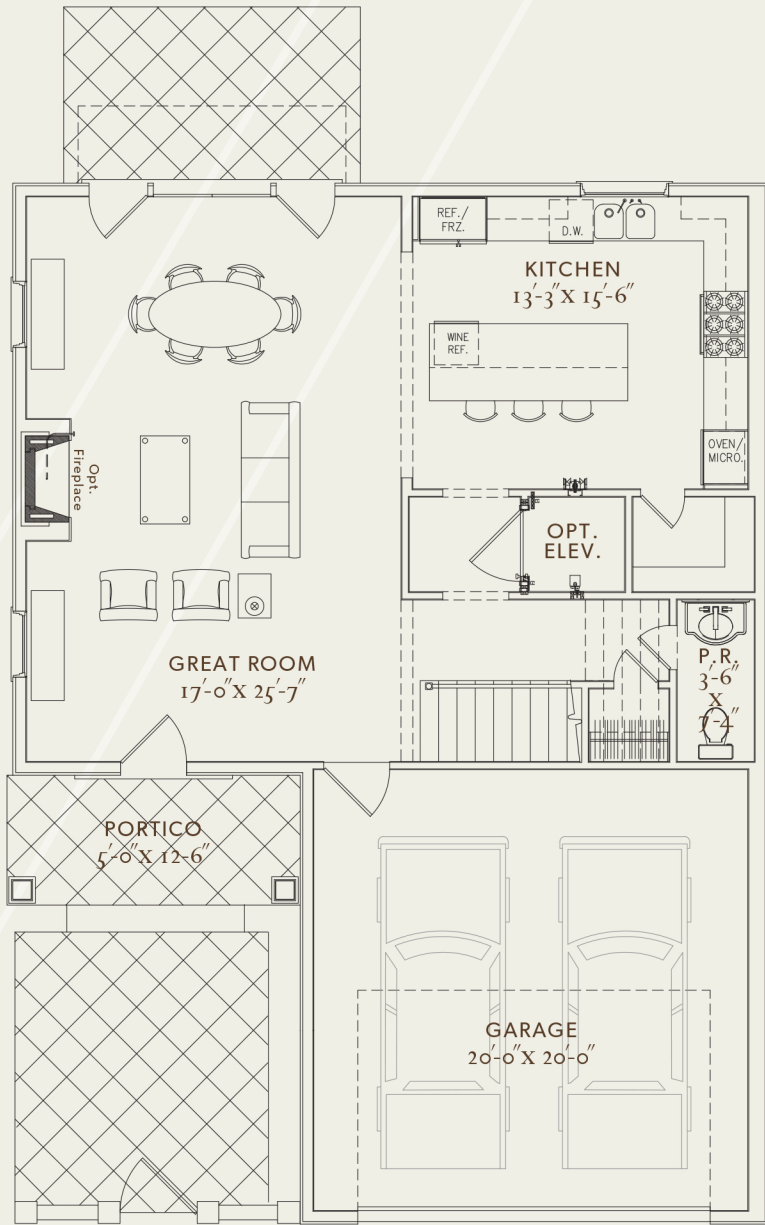
GREEN FEATURES

The homes will incorporate the most significant recent advancements in green building techniques. The more noteworthy features include:

- 16 SEER Lennox air conditioning system
- Radiant barrier roof decking
- Low E vinyl windows

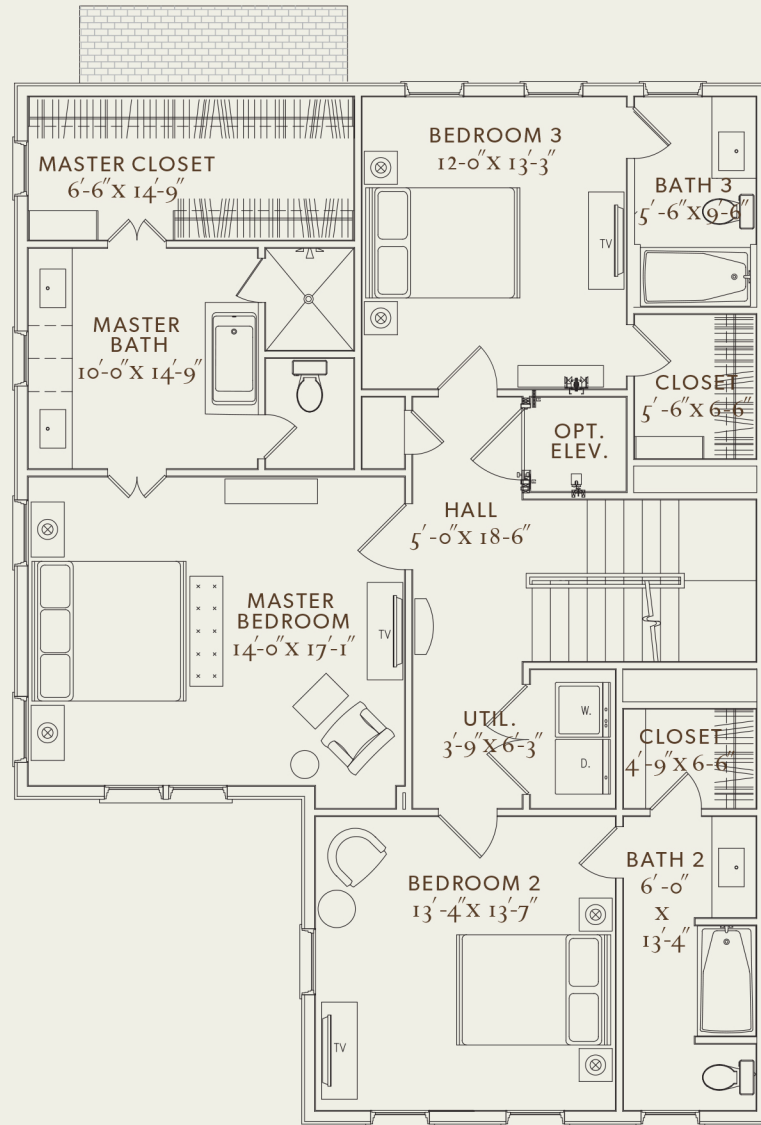
SELECTIONS AND CHANGES

- All finish items (cabinets, paint, countertops, tile, carpet, wood flooring, etc.) to be selected from selection room at sales center
- All change orders and upgrades to be in writing and signed by Buyer and Seller and paid in full before work begins or materials purchased

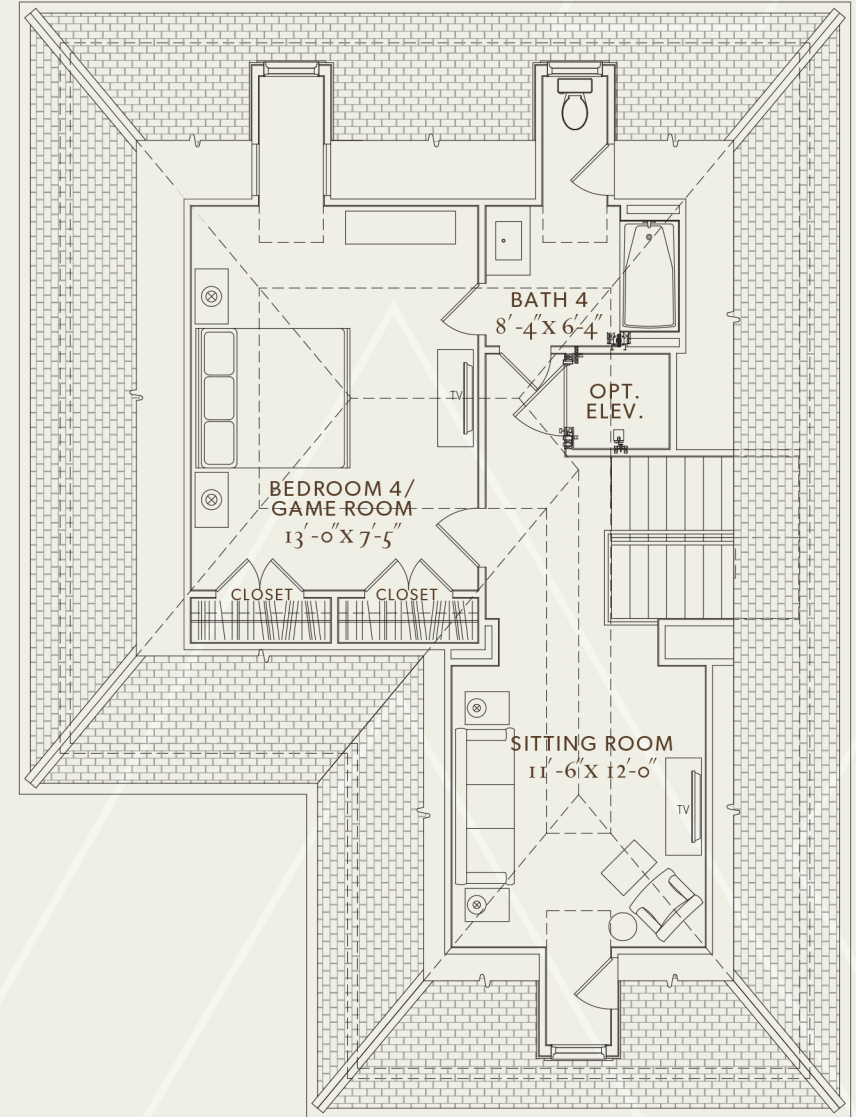


OPT. COURTYARD

FLOOR 1



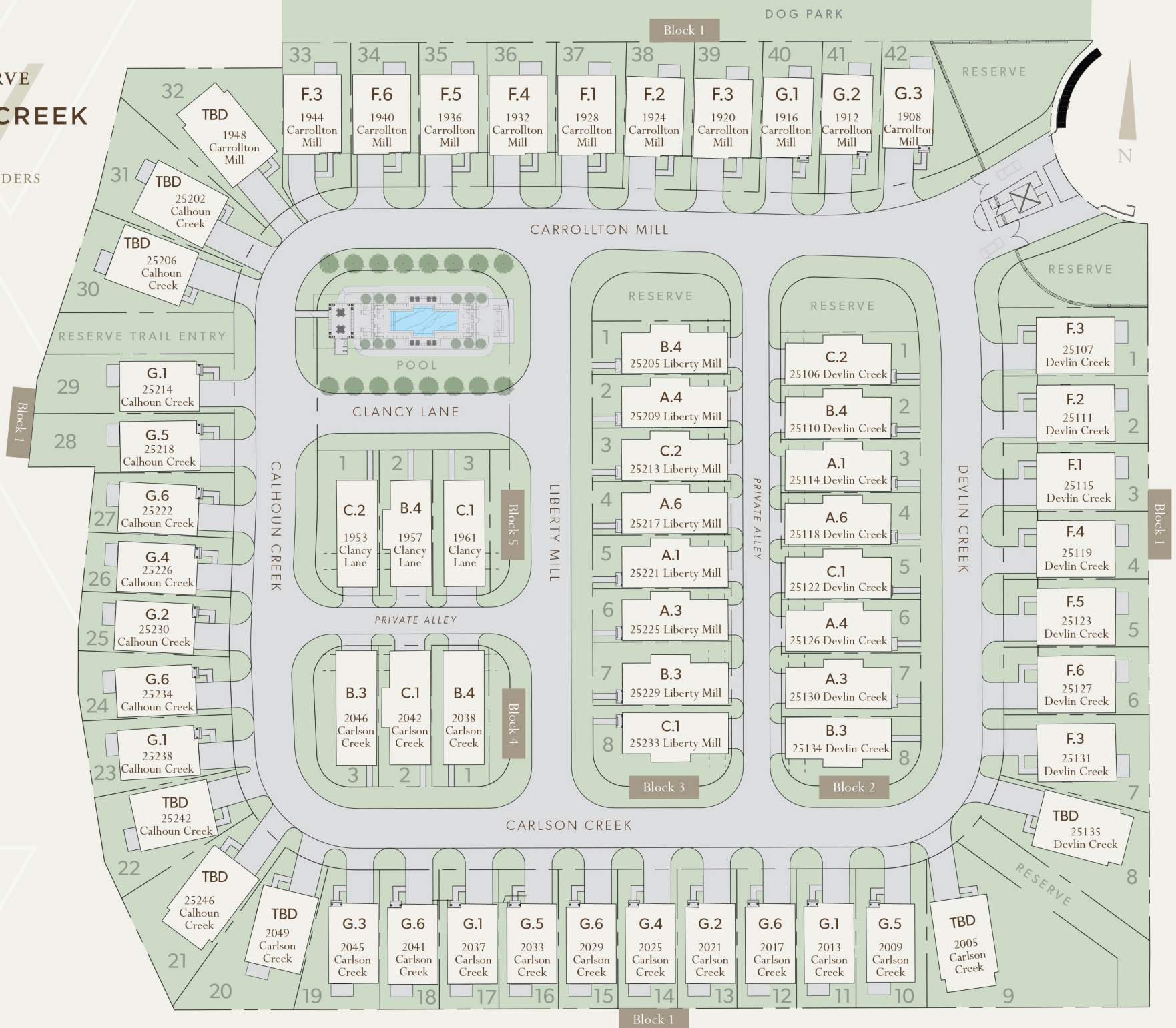
FLOOR 2



FLOOR 3

THE RESERVE at WOODMILL CREEK

by PELICAN BUILDERS



Block 1

33	34	35	36	37	38	39	40	41	42
F.3 1944 Carrollton Mill	F.6 1940 Carrollton Mill	F.5 1936 Carrollton Mill	F.4 1932 Carrollton Mill	F.1 1928 Carrollton Mill	F.2 1924 Carrollton Mill	F.3 1920 Carrollton Mill	G.1 1916 Carrollton Mill	G.2 1912 Carrollton Mill	G.3 1908 Carrollton Mill

Block 1

32	TBD 1948 Carrollton Mill
31	TBD 25202 Calhoun Creek
	TBD 25206 Calhoun Creek
30	
29	G.1 25214 Calhoun Creek
28	G.5 25218 Calhoun Creek
27	G.6 25222 Calhoun Creek
26	G.4 25226 Calhoun Creek
25	G.2 25230 Calhoun Creek
24	G.6 25234 Calhoun Creek
23	G.1 25238 Calhoun Creek
	TBD 25242 Calhoun Creek
22	
	TBD 25246 Calhoun Creek
21	
	TBD 2049 Calhoun Creek
20	

Block 5

1	2	3
C.2 1953 Clancy Lane	B.4 1957 Clancy Lane	C.1 1961 Clancy Lane

Block 4

3	2	1
B.3 2046 Carlson Creek	C.1 2042 Carlson Creek	B.4 2038 Carlson Creek

Block 3

1	B.4 25205 Liberty Mill
2	A.4 25209 Liberty Mill
3	C.2 25213 Liberty Mill
4	A.6 25217 Liberty Mill
5	A.1 25221 Liberty Mill
6	A.3 25225 Liberty Mill
7	B.3 25229 Liberty Mill
8	C.1 25233 Liberty Mill

Block 2

1	C.2 25106 Devlin Creek
2	B.4 25110 Devlin Creek
3	A.1 25114 Devlin Creek
4	A.6 25118 Devlin Creek
5	C.1 25122 Devlin Creek
6	A.4 25126 Devlin Creek
7	A.3 25130 Devlin Creek
8	B.3 25134 Devlin Creek

Block 1

1	F.3 25107 Devlin Creek
2	F.2 25111 Devlin Creek
3	F.1 25115 Devlin Creek
4	F.4 25119 Devlin Creek
5	F.5 25123 Devlin Creek
6	F.6 25127 Devlin Creek
7	F.3 25131 Devlin Creek
8	TBD 25135 Devlin Creek

Block 1

19	G.3 2045 Carlson Creek	G.6 2041 Carlson Creek	G.1 2037 Carlson Creek	G.5 2033 Carlson Creek	G.6 2029 Carlson Creek	G.4 2025 Carlson Creek	G.2 2021 Carlson Creek	G.6 2017 Carlson Creek	G.1 2013 Carlson Creek	G.5 2009 Carlson Creek	TBD 2005 Carlson Creek
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