



Woodshore

EXTERIOR FEATURES

Exclusive exterior designs with brick, stone, stucco per plan
 Covered rear patio sized per plan with brick or stone column(s)
 Slate surface at front exterior entry with choice of four colors
 Dimensional 30-year weathered-wood shingles
 Custom address block per community guidelines
 Choice of White or Almond vinyl window frames per plan
 Cementitious fiber cement siding, fascia, soffit & trim where applicable
 Beautiful 8 foot front entry doors in a choice of designs
 Kwikset Deluxe handleset with separate deadbolt matched to door
 9100 series Wayne Dalton insulated garage door with a choice of panel styles and decorative hardware
 Automatic garage door opener with 2 remotes
 Driveway to be broom finished with smooth picture frame edging
 Broom finished entry walk

INTERIOR FEATURES

10' Ceilings first floor and 9' minimum second floor (per plan)
 Customized interiors crafted for aesthetic impact
 8' interior doors first floor and 6'8" doors second floor
 Rounded sheetrock corners at all impact areas
 Satin nickel door levers on all doors with matching hardware
 Dragged Monterey texture at ceilings and walls
 Choice of Sherwin Williams two tone interior paint
 Wood shelving and stained closet rods in all closets per design
 42" direct vent fireplace with custom mantle (choices available) and raised hearth per plan
 Decorative 5 1/4" wood base downstairs and 4 1/4" at upstairs areas
 Ceiling fan with light kit and dark blades in family, master bedroom, and gameroom
 Two story home will have stained oak handrails with metal balusters in a choice of styles
 4 1/4" Crown molding at entry, master suite, dining room, family and study
 Insulated full lite glass panel door at rear patio per plan
 Recessed can lights standard per plan
 White paddle switches throughout

KITCHEN FEATURES

42" Kent Moore kitchen upper cabinets with stacked crown molding
 Granite countertops with square edge, tile backsplash,
 Delta spray faucet, and 1/3 hp garbage disposal
 9" deep stainless steel 50/50 undermount kitchen sink
 Recessed can lighting at kitchen and above sink per plan
 Well-designed work space with island at kitchen per plan
 Custom built-in accessories in kitchen cabinets

LUXURIOUS BATHS

Kent Moore bath cabinets in choice of styles and colors
 Maestro marble tops with rectangular undermount porcelain sinks at master bath
 Oversized acrylic soaker tub with tile tub skirt, tile surround and deck-mounted Delta faucet at master bath per plan
 Owner's shower to include mud set shower pan, built-in tile ledge, 3/8" thick frameless shower enclosure, and ceramic tile shower surround over hardbacker with 12X12 ceramic tiles in a choice of colors
 Framed mirrors at master and powder baths in a choice of styles
 Brushed nickel fixtures at master and powder baths with matching accessories
 Powder bath to include furniture style cabinet with vessel sink, Maestro marble countertop and framed mirror
 Chrome finish fixtures and accessories at secondary baths mounted on cultured marble tops with square edge and integral rectangular sinks
 Choice of 12X12 ceramic tile over hardbacker at secondary baths

FLOORING FEATURES

Ceramic tile choice at entry, kitchen/breakfast, all baths and utility
 Wide selection of carpet over 1/2 inch pad
 Professional decorator assistance through Design Gallery with a total of 6 hours assistance

Mercury Advanced Energy Conservation

Energy efficient Energy Plus program by CastleRock
 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
 One 50 gallon gas-fired water heater on homes up to 2.5 baths,
 two 40 gallon water heaters on homes with 3 or more baths
 Jumper ducts for pressure balancing
 Lennox High efficiency central gas heating
 Ridge vent, soffit vent and air hawk attic ventilation per plan
 Continuous perforated soffit ventilation per plan
 Weatherstripped exterior doors
 Poly seal on all base plate and wood penetrations to exterior
 Energy efficient dual-pane vinyl windows with LowE366 Cardinal glass
 Honeywell programmable thermostat
 High efficiency light fixture package with CFL bulbs per plan
 Elongated high performance toilets
 Low flow shower heads and faucets
 GE built-in stainless appliance package with 36" side-by-side refrigerator, 30" double oven, 36" gas cooktop, 36" vent hood, external venting microwave, and dishwasher
 Third party insulation inspections

Engineering and Advanced Comfort Technology

Professionally engineered/designed post-tension foundations
 Engineered subfloor I beam systems on all two-story homes
 Engineered frame designs
 Coach lights at front, rear and exterior garage per plan
 Combination smoke and carbon monoxide detectors in bedrooms and with battery back-up
 CPVC water distribution system with main water shut off access
 Copper wiring with protective housing at exterior GFCI outlets
 Electrical breaker box located in attached garage
 Phone jacks in kitchen, master bedroom, media, and study per plan
 Cable TV pre-wired in family, master, gameroom, media, and study per plan
 Media room includes 5.1 surround sound pre-wire
 Security package includes: 1 control panel, 1 keypad, 1 interior siren, pre-wired keypad locations, 1 motion detector at family, 3 finished g contacts at up to 5 accessible doors, and 1 battery backup
 Optional tech wiring packages available by appointment
 Lighted front entry doorbell

LANDSCAPING PACKAGE

Professionally designed landscape package includes one 15-gallon shrub, twenty 5-gallon shrubs, and ten 1-gallon plants
 Minimum of two 30-gallon live oak street trees, two 15-gallon ornamental trees, and one 15-gallon canopy tree. Builder reserves the right to utilize pre-existing trees to meet the standards listed above.
 Fully sodded front, side and rear yards with full sprinkler system
 6.5 foot tall stained rite-wood privacy fence at rear yard with one gate. Fence includes 1"x6" pickets, rot board, and 2"x6" top rail cap.
 Side fences on interior lots to include good neighbor fences
 Full gutters with splashbocks or piped to drain as necessary
 Exterior hose bibbs with anti-siphoning devices per plan

CUSTOMER SERVICE FEATURES

Two-year warranty for materials and workmanship (see warranty)
 Ten-year structural component warranty (see warranty)
 Pre-start meeting with our team
 Pre-sheetrock meeting with our team
 Pre-move in orientation meeting with construction manager

