

## Special Features and Specifications 2015 Woodhead Street

**Total Living Area:** Approximately 4121 Square Feet/Builder  
**Total Covered Area:** Approximately 4865 Square Feet/Builder

### Behind the Scene Quality Construction

- Engineered Bell-Bottom Pier and Beam Foundation Below Slab
- Pre-Treatment for Termites Below Slab
- Conventional Stucco Exterior
- 1 1/8" Sub-Flooring for Exceptionally Sturdy Floor
- Energy Efficient Tech-Shield Roof Decking
- Energy Efficient Double Pane, Low E Windows

### Interior Features

- 4 Bedrooms, Game Room, 4 1/2 Baths
- 11' Ceilings First Floor and 10' Ceilings Second Floor
- Elevator Ready
- Dramatic Circular Staircase with Wrought Iron Railing
- Wet Bar with Beverage Cooler on 2<sup>nd</sup> Floor
- Three Zones of A/C and Heating
- Upgraded Plumbing Fixtures and Hardware
- Energy Star Rated Appliances
- Tankless Water Heater
- Alarm System
- Pre-Wired For Speakers
- Cat 5 Wiring
- Mahogany Front Door

### Exterior Features

- Concrete Tile Roof
- Stained Cedar Garage Door
- Covered Lanai Pre-Wired for Speakers and Volume Control with Gas Grill and Sink
- Fenced Backyard with Room for a Pool
- Landscaping with Sprinkler System

### FIRST FLOOR

#### Formal Living Room

- 11' Ceiling
- Solid Oak Hardwood Floors
- Pre-wired for Speakers and Volume Control

#### Dining Room

- 11' Ceiling
- Solid Oak Hardwood Floors
- Chandelier and Recessed Lighting

#### Family Room

- 11' Ceiling
- Solid Oak Hardwood Floors
- Built-In Cabinets
- Pre-wired for Surround Sound
- Gas Fire Place with Cast Stone Surround

### Island Kitchen and Breakfast Area

- 11' Ceiling
- Solid Oak Hardwood Floors
- Stained Grade Work Island
- Granite Counters
- Bar Sink with Wine Cooler
- Decorative Hanging Fixtures in Breakfast Room

### Powder Room

- 11' Ceiling
- Tile or Natural Stone Flooring
- Stained Cabinets
- Granite Counter Top with Under Mount Sink
- Decorative Mirror and Lighting

### Mud Room

- 11' Ceiling
- Tile Flooring
- Built-In Cabinets for Storage

### SECOND FLOOR

#### Master Bedroom

- Coffered Ceiling From 10' to 11'
- Solid Oak Hardwood Floors
- Pre-wired for Speakers and Volume Control
- Recessed Lighting and Ceiling Fan

#### Master Bathroom

- 10' Ceiling
- Granite or Marble Counter Tops
- Stained Grade Custom Cabinets
- Tile or Natural Stone Flooring
- Under Mount Sink with Granite Countertops
- Decorative Mirrors and Lighting
- Six Foot Whirlpool Tub with Air Jets
- Walk-In Shower with Seat and Frameless Glass Door
- His and Her Walk-In Closets

#### Game Room

- 10' ceiling
- Solid Oak Hardwood Floor
- Pre-Wired for Surround Sound
- Walk-In Closet

#### Bedroom 2

- 10' Ceiling
- Upgraded Carpeting
- Ceiling Fan
- Walk-In Closet

#### Bathroom 2

- 10' Ceiling
- Tile Flooring
- Marble or Granite Flooring

- Decorative Mirrors

Bedroom 3

- 10' Ceiling
- Upgraded Carpeting
- Ceiling Fan
- Walk-In Closet

Bathroom 3

- 10' Ceiling
- Tile Flooring
- Marble or Granite Flooring
- Decorative Mirrors

Bedroom 4

- 10' Ceiling
- Upgraded Carpeting
- Ceiling Fan
- Walk-In Closet

Bathroom 4

- 10' Ceiling
- Tile Flooring
- Marble or Granite Flooring
- Decorative Mirrors

Utility Room

- 10' Ceiling
- Tile Flooring
- Granite Counter Top with Under Mount Sink
- Gas and Electric Dryer Connections

Wet Bar

- Stain Grade Cabinets with Glass Doors
- Granite Counter Top with Under Mount Sink
- Beverage Cooler