

FOR SALE *NEW*
CONSTRUCTION



The Homes at

CAMPBELL OAKS



MADISON
FINE PROPERTIES

Shahin Naghavi

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SITE PLAN



CAMPBELL OAKS



AVAILABLE UNITS



The Homes at

CAMPBELL OAKS

ADDRESS	PLAN	BED	BATH	SF	SF LOT	PRICING
1906	Post Oak	3	2.5	2,260	2,799	\$499,000
1914	Live Oak	3	2.5	2,260	2,799	\$499,000
1916	Live Oak	3	2.5	2,456	3,513	\$465,000
1918	Post Oak	3	2.5	2,456	3,244	\$449,000
1920	White Oak	3	2.5	2,456	3,244	\$449,000
1921	Post Oak	3	2.5	2,456	3,613	\$449,000
1922	Live Oak	3	2.5	2,456	3,244	\$449,000
1923	White Oak	3	2.5	2,456	3,415	\$449,000
1924	Post Oak	3	2.5	2,456	3,24v4	\$449,000
1925	Live Oak	3	2.5	2,456	4,306	\$449,000
1926	White Oak	3	2.5	2,456	3,244	\$449,000
1927	White Oak	3	2.5	2,456	4,306	\$449,000
1929	Post Oak	3	2.5	2,456	3,415	\$449,000
1930	Post Oak	3	2.5	2,456	3,047	\$429,000
1932	White Oak	3	2.5	2,456	3,540	\$429,000
1934	Post Oak	3	2.5	2,456	3,765	\$499,000
1936	White Oak	3	2.5	2,456	3,111	\$499,000
1938	Live Oak	3	2.5	2,456	3,449	\$499,000

FRONT AND BACK ELEVATION FLOOR PLAN



The Homes at
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WHITE OAK



POST OAK



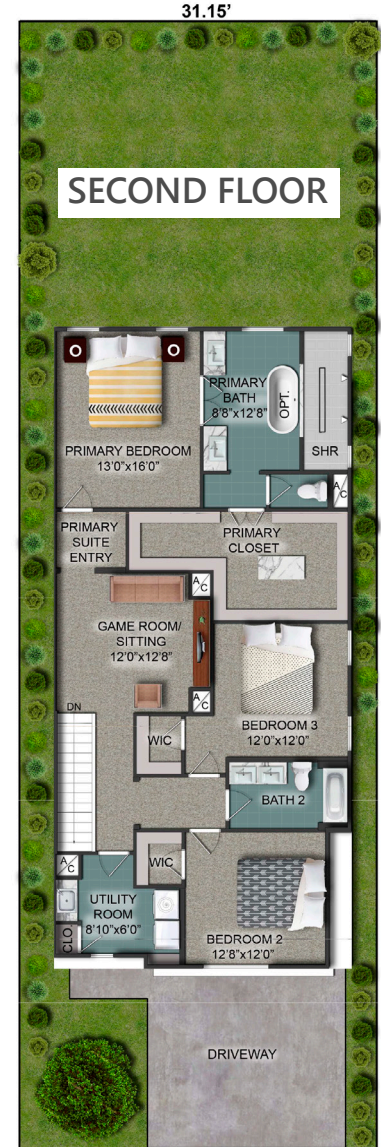
LIVE OAK



BACK ELEVATION



FIRST FLOOR



SECOND FLOOR

Please Note: Lot size vary.



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DESIGN SPECIFICATIONS



The Homes at

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Exterior Features

- Urban Farmhouse design.
- Matte black exterior lights at garage.
- Full gutters around roof.
- Fiber cement siding.
- GAF 30-year shingles in Charcoal.
- Matte black metal roof, per elevation
- 8-foot solid wood entry door with security glass.
- 2-car garage with automatic garage door opener (2 remotes & keypad at exterior of garage door).
- Low-E, double paned, vinyl framed windows.
- Fully fenced with pressure treated wood (2 -12-inch rot boards with 6-foot pickets).
- Sherwin-Williams A-100 Exterior Acrylic Latex Paint.
- Fully sodded front & backyard with light landscaping.
- Hose bib at front and rear of home.
- Gas stub out at back patio.
- Remote controlled garage door opener with keypad entry.

Interior Features

- 10-foot ceiling height at first and second floors.
- Engineered wood flooring throughout entire first floor & stairs.
- Ceramic/porcelain tile bath floors, tub/shower surround, primary shower and utility room.
- Carpet in second floor common areas, bedrooms & bedroom closets.
- Washer and dryer connections (gas & electric).
- Stainless steel sink at utility room.
- Wrought iron stair rails and bannisters.
- Tall baseboard molding throughout entire home.
- 8-foot (where allowed by framing) 2-panel interior hollow-core doors.
- Pony wall at second floor stair opening.
- Matte black hardware (doors, cabinet, & bath).
- Recessed can lights with LED bulbs throughout entire home.
- Sherwin-Williams ProMar 400 VOC Interior Latex Paint in Pure White SW 7005, flat finish, orange peel texture on walls, fully textured ceilings.
- Custom made white shaker-style cabinets with soft-close hinges throughout home (additional upgrades available at an additional charge).
- Black electrical fixtures, plumbing fixtures & hardware, except kitchen faucet which will be brushed gold.
- Undermount sinks at all baths.
- Apron-front farmhouse sink at kitchen island.
- Quartz counters throughout home.
- Cabinet/Wall mounted microwave/oven combo.
- 30" cooktop.
- Stainless steel dishwasher.
- Pre-wiring for cable & CAT-5 internet at living room, gameroom & all bedrooms.
- Dual rainfall-style showers at primary bathroom.
- Separate water closet at primary bath.
- Dual closets at primary suite.
- Dual vanities with dual sinks at primary bath.
- Minimum 40 gallon water heater.

*Please Note: All materials listed here are subject to change based on price & availability. Builder reserves the right to substitute with a product of equal or greater value.



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INTERIOR DESIGN SELECTIONS

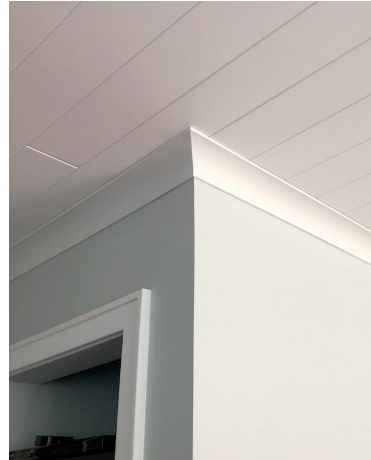
Throughout Home



CAMPBELL OAKS



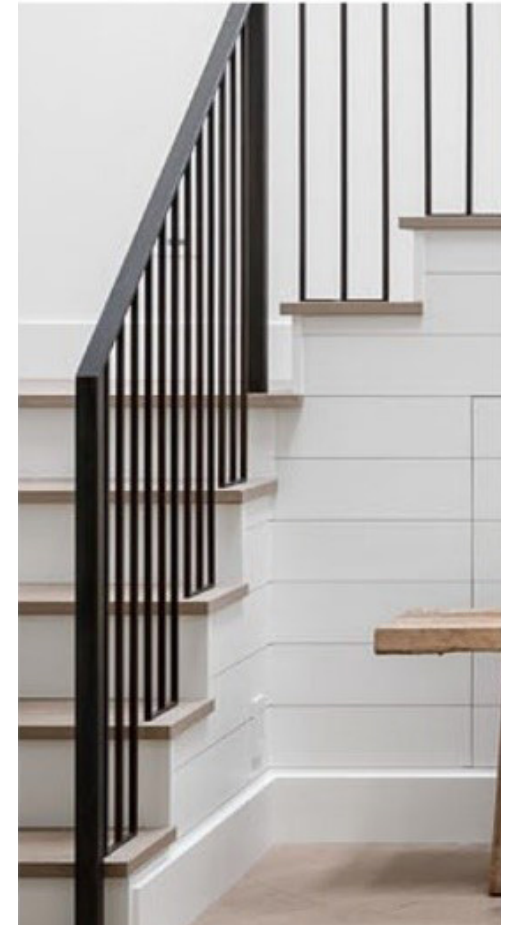
Panel Interior Doors



Crown Molding (when selected as an upgrade)



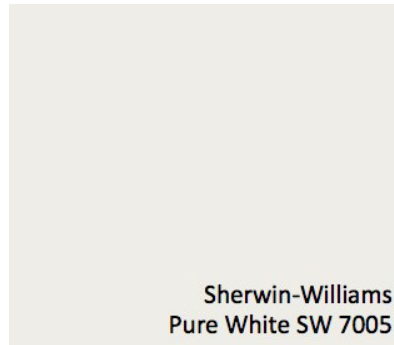
Baseboard



Stair Railing



Engineered Wood Flooring (minimum 6" width, 8" preferred)



Interior Paint (flat finish with minimal orange peel texture on walls & satin on interior doors & trim)



Matte Black Door Hinges and Levers

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INTERIOR DESIGN SELECTIONS

Kitchen



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Pendant Lights (qty. 2)
Artika Clyde Chandelier



Faucet. Pull Down in
Brushed Brass & Black



Matte Black Hardware
(Pulls on cabinets doors & drawers)



White Shaker-Style Cabinets with Soft -
close doors and drawers (with 42" uppers)



Countertops. Flat Edge with Waterfall at
Island (marble-look quartz)



White Apron-Front Farmhouse Sink
(single bowl)

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INTERIOR DESIGN SELECTIONS

Standard Appliance Package



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30" Samsung Gas Cooktop



30" Stainless Steel Venthood
Color Based on Availability



Samsung Stainless Steel
Dishwasher



Samsung Wall Microwave/Oven
Combo



Stainless Steel Refrigerator
Add-On (additional charges apply).

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INTERIOR DESIGN SELECTIONS

Gourmet Appliance Package



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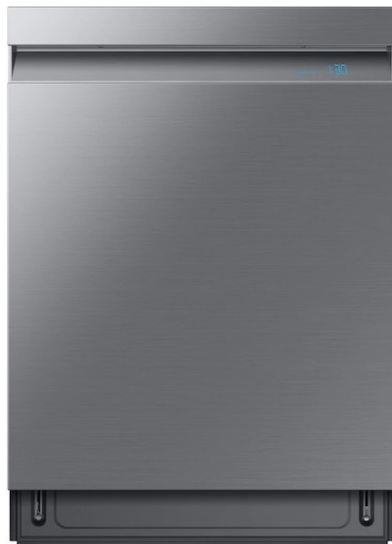
36" Samsung Gas Cooktop



36" Stainless Steel Venthood
Color Based on Availability



Sharp Under-Counter Microwave Drawer



Samsung Stainless Steel
Dishwasher



Samsung Wall Double Oven



Samsung Stainless Steel Refrigerator

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INTERIOR DESIGN SELECTIONS

Primary Bedroom & Bathroom



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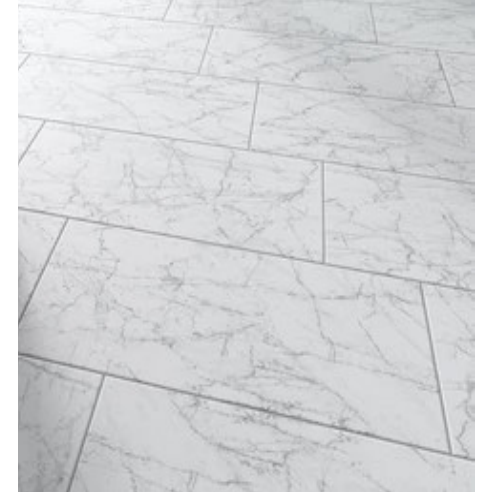
CAMPBELL OAKS



Gray Carpet in Bedroom & Closets



Shower Floor & Nook Accent Tile
with Gray Grout (1 3/4" x 1 3/4")



Tile Floor. 12" x 24" Marble Porcelain in
Offset Pattern



Countertops with Flat Edget



Matte Black Single-Hole
Bathroom Faucet



Rainfall Shower System (Qty. 2)

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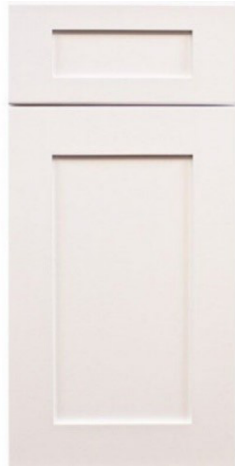
INTERIOR DESIGN SELECTIONS

Primary Bedroom & Bathroom



The Homes at

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White Shaker-Style Cabinets
at Perimeter Wall (with 42" uppers)



Gold Framed Mirror



3 - Light Dimmable
Black/Brass Vanity Light



Matte Black Hardware
(Pulls on cabinets doors & drawers)

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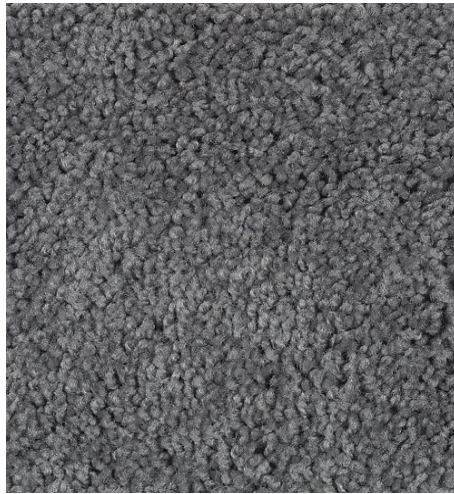
INTERIOR DESIGN SELECTIONS

Guest Bedrooms & Baths



The Homes at

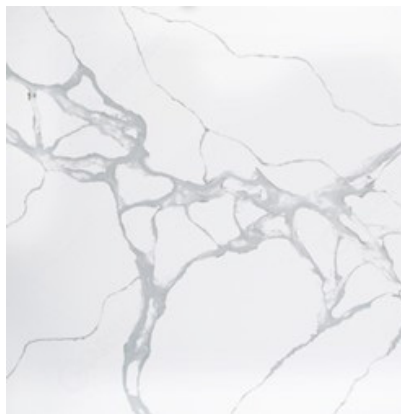
CAMPBELL OAKS



Gray Carpet in Bedroom & Closets



Tile Floor. 12" x 24" Marble Porcelain in Offset Pattern



Countertops with Flat Edge



Matte Black Single-Hole Bathroom Faucet



Moen Rainfall Shower System (Qty. 2)



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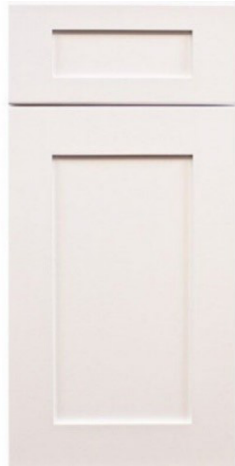
INTERIOR DESIGN SELECTIONS

Guest Bedrooms & Baths



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White Shaker-Style Cabinets
at Perimeter Wall (with 42" uppers)



Gold Framed Mirror



Foundstone Andres 3 - Light Dimmable
Black/Brass Vanity Light



Matte Black Hardware
(Pulls on cabinets doors & drawers)

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INTERIOR DESIGN SELECTIONS

Powder Bath



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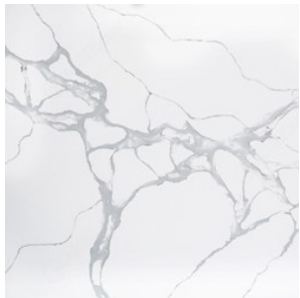
Matte Black Single-Hole
Bathroom Faucet



White Shaker-Style Cabinets
at Perimeter Wall (with 42" uppers)



Gold Framed Mirror



Countertops with Flat Edge



3 - Light Dimmable
Black/Brass Vanity Light



Matte Black Hardware
(Pulls on cabinets doors & drawers)

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PRE-SHEETROCK

Buyer Selected Upgrade Options



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THROUGHOUT ENTIRE HOME	PRICE
CROWN MOLDING	\$7,500.00
110-V OUTLET (can be place throughout home, interior & exterior)	\$100.00
CAT-5 OUTLET (can be place throughout home, interior & exterior)	\$250.00
COAX CABLE OUTLET (can be place throughout home, interior & exterior)	\$250.00
CASÉTA BY LUTRON IN-WALL SMART DIMMER SWITCH	\$125.00
GARAGE	PRICE
EPOXY COATING ON GARAGE FLOOR	\$2,450.00
POWDER BATH	PRICE
STORAGE CABINET ABOVE TOILET	\$500.00
TILE WALL SURROUND 42" A.F.F.	\$1,500.00
KITCHEN	PRICE
STANDARD APPLIANCE PACKAGE	INCLUDED
GOURMET APPLIANCE PACKAGE	\$8,275.00
ADD SAMSUNG REFRIGERATOR (available on Standard Appliance Package ONLY)	\$2,500.00
ADD TILE BACKSPLASH TO ISLAND PONY WALL	\$950.00
CABINET FUNCTIONALITY PACKAGE (roll out shelving underneath cooktop, dividers at cabinet above microwave/oven, in-drawer flatware divider, spice rack on back of pantry door & pull out trash can in island)	\$2,125.00
GREAT ROOM	PRICE
CONDUIT 60" ABOVE FINISHED FLOOR	\$500.00
INSTALL MATTE BLACK CEILING FAN (no light kit)	\$725.00
MAIL CENTER UPGRADE AT CABINETS ADJACENT TO COAT CLOSET (upper cabinet open bookshelves, countertop, base cabinet height 30" with knee space & drawers)	\$1,225.00
BEVERAGE BAR UPGRADE AT CABINETS ADJACENT TO COAT CLOSET (upper cabinets glass doors, countertop, backsplash, base cabinets with built-in beverage center & 110-v outlet)	\$3,250.00
WINE BAR UPGRADE AT CABINETS ADJACENT TO COAT CLOSET (upper cabinets with center wine rack, countertop, backsplash, base cabinets with built-in wine cooler & 110-v outlet)	\$3,250.00
STAINED WOOD CEILING BEAMS (QTY. 2)	\$3,275.00



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PRE-SHEETROCK

Buyer Selected Upgrade Options



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GAMEROOM	PRICE
CONDUIT 60" ABOVE FINISHED FLOOR	\$500.00
ENGINEERED WOOD FLOORING (Includes Hallways)	\$2,825.00
WROUGHT IRON BANISTER AT STAIR OPENING (in lieu of pony wall)	\$2,250.00
INSTALL MATTE BLACK CEILING FAN (no light kit)	\$725.00
PRIMARY BEDROOM	PRICE
CONDUIT 60" ABOVE FINISHED FLOOR	\$500.00
ENGINEERED WOOD FLOORING	\$3,255.00
INSTALL MATTE BLACK CEILING FAN (no light kit)	\$725.00
PRIMARY BATH	PRICE
DRESSING VANITY AT PONY WALL (Cabinet with drawers & kneespace, countertop & additional 110-v outlet)	\$1,950.00
DUAL TOWEL WARMERS (Qty. 2 with 110-v outlets)	\$1,750.00
STORAGE CABINET ABOVE TOILET	\$500.00
PRIMARY CLOSETS	PRICE
ENGINEERED WOOD FLOORING (At both closets)	\$1,750.00
TILE FLOORING (At both closets)	\$1,750.00
LAUNDRY	PRICE
BASIC LAUNDRY (washer & dryer)	\$1,100.00
PREMIUM LAUNDRY (washer & dryer)	\$1,400.00
CABINETS ABOVE WASHER/DRYER AREA WITH HANGING ROD	\$2,175.00
GUEST BEDROOMS & CLOSETS	PRICE
ENGINEERED WOOD FLOORING AT BEDROOM & CLOSET (one bedroom & closet ONLY)	\$2,250.00
CONDUIT 60" ABOVE FINISHED FLOOR	\$500.00
INSTALL MATTE BLACK CEILING FAN (no light kit)	\$725.00
GUEST BATHROOM	PRICE
SHOWER IN LIEU OF TUB/SHOWER COMBO (shower pan with framless glass)	\$2,750.00
TOWEL WARMER (including 110-v outlet)	\$875.00
STORAGE CABINET ABOVE TOILET	\$500.00



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