

312 Tallow dr

French country House Features

Kitchen

- Stainless GE Appliance Package includes freestanding gas range, energy star dishwasher, and microwave
- 50/50 stainless steel under-mount sink
- Ice maker connection
- Quartz Calacatta Marble kitchen countertops and 9'x4' granite kitchen island
- Custom stained oak maple island
- 42" painted cabinets with decorative crown moldings
- One-third horsepower garbage disposal unit
- wood vinyl plank throughout foyer, family room, kitchen, and dining room
- Recessed can lighting
- 3 pendant lighting over island
- Built in Microwave
- Built in cabinet vent
- Brass or stainless kitchen faucet
- Walk-in pantry

Engineering and Construction Standards

- Professionally engineered and inspected post-tension foundation
- Manufacture warranty on all appliances through manufacture
- 2 - 10 structural warranty
- Smoke detectors per National Electrical Code
- Ground Fault Circuit Interrupter (GFCI) plugs installed per code
- Wood vinyl plank in foyer and family room
- PEX water lines
- Insulated plumbing on exterior walls
- Third party inspections at 5 stages of construction

Energy Savings

- LP TECHSHIELD™ radiant barrier roof decking
- Thermally affiant vinyl double pane low-E windows
- High Efficiency 3Ton Lennox 14 SEER HVAC System
- R-13 and R-19 in walls
- R-30 blown insulation in attic area
- Polyfoam insulation sealant around all windows, doors, and bottom plate
- Attic vented with perforated soffit vents and ridge vents
- Energy saving LED light bulbs
- Ceiling fan with light kit in master bedroom and family room
- Digital programmable thermostat

Master Bedroom and Master Bath

- Ceiling fan standard in master bedroom
- Quartz vanity countertop with under-mount sinks
- Dual master vanity with Pendant light
- Delta high-quality satin fixtures
- Patterned tile flooring in master bath
- Satin nickel towel bar and paper holder
- 4'x6' - 9' tall walk-in DOUBLE SHOWER HEAD with frameless glass door
- Custom niche in shower wall
- Modern classic free standing tub with wall mounted faucet surrounded by porcelain tile
- Elongated commode
- Privacy door lock
- Built-in shoe rack in closet
- Stain cabinets

Secondary Bath

- Steel tub with porcelain tiles
- Quartz vanity countertop with under-mount sink
- **Satin nickel** light fixture
- Delta high-quality satin nickel fixtures
- **Stain maple** cabinets
- patterned tile flooring in secondary bath
- **Satin nickel** towel bar and paper holder
- Elongated commode

Exterior Details

- **Brick with smudge mortar painted white**
- Hardie fiber-cement soffit, fascia, and trim
- Smudged brick details
- (optional) Six foot cedar fenced backyard with 3' gate
- Fully sodded front
- Walls framed on 9'-10' Plate
- Roof Pitch 12/12 design
- High quality composite, 30-year manufacturer's warranty shingles
- Covered rear patio 17.5'x9.5'
- Gas line (powered by propane tank) in patio for future outdoor kitchen
- Screens on operable windows
- 16' wide garage door
- motor garage door opener with remote and key pad
- door hardware and deadbolt locks on all exterior doors
- 4 hose bibs with anti-siphoning device
- Satin nickel door hardware

Interior Design Features

- Modern french house design with classic open concept floor plan
- Raised 2 panel interior doors
- 12' ceiling foyer ceiling

- 11' ceiling family room
- 10' ceiling kitchen
- 11' master box ceiling
- 9' ceiling secondary bedroom ,closet (built in shoe rack)
- Luxury Vinyl wood floors in entry foyer, family room, kitchen, dining room, and wet areas
- carpet over 3/8" padding in all bedrooms
- Oversized laundry room with electric dryer connection
- Carbon monoxide detectors throughout homes
- Sheetrock finished garage
- Sherwin Williams interior paint
- Rounded sheetrock corners