

14115 Kellywood Lane

Peacock House

Spec Sheet

Mechanical

- HVAC zoned with digital programmable thermostats.
- 7 ton Carrier Brand.
- Gas Furnaces.

Electrical

- Recessed can lighting utilized throughout home.
- Decor lighting, detail in separate attachment.

Prewire

- Central planned prewire to allow future upgrades.
- Prewire sound in living room and dining room.
- Bedrooms and Family room prewired to allow TV, Internet and/or Phone.

Plumbing

- Tiled shower pan in master bathroom and free standing tub.
- Twin Gas hot water heaters.
- Plumbing fixtures provided in separate attachment. Moen brand fixtures and toilets by Miseno, Elysa 2 piece (or equivalent).

Foundation

- Unsuitable soils removed from foundation pad site. Select fill dirt utilized with successful compaction.
- Pony wall slab with raised FFE.

Windows

- Double Hung and Casement.

Roof

- Tech-shield decking.
- Architectural high definition shingles with color guard.

Frame

- 12ft ceilings 1st.
- Coffered Ceilings.

Siding

- Brick exterior.
- Hardie board in select places.

Millwork and Trim

- Hardwood Flooring throughout minus wet areas and entertainment areas. Solid $\frac{3}{4}$ red oak jobfinish.
- Double faced custom cabinets with shaker doors.
- Wainscoting utilized throughout house.
- Mahogany front entry door.
- 8ft shaker style panel interior doors by Jeldwin. Solid core (solid closer).
- Satin Trim paint.
- Hardware, budget provided in separate attachment.
- Cased and capped window openings in select areas.

Paint

- Pure white walls.
- Pure white trim.
- Eider white bedrooms.

Flooring

- Jobfinish red oak wood floors.
- Tile by Daltile and European Tile Distribution.

Appliances

- Separate attachment.

Yards

- Wood fencing with raised rot board along rear and side of properties.
- Farmed Sod, St Augustine. Misc. shrubbery, gravel and color added at front and sides by professional landscaping company.
- Irrigation System.

Other

- Local Rules and Regulations dictate applicable building codes.
- Home to be significantly built to original city approved plans.
- All significant structural changes must be signed off by owner and/or structural engineer prior to applicable stage of construction.
- Change orders may not be possible depending on stage of construction.
- If plans and selections are not specific or void of direction by buyer, seller will specify direction and selections in general compliance with the general finish of the house.

- Modest floor plan changes may be made for structural and/or MEP considerations/requirements.
- www.abbcott.com