



LAIRD CUSTOM HOMES

4115 Grennoch Lane

HOME OVERVIEW

- 5,019 SF
- 4 Bedrooms / 4 Baths / 1 Half
- Neighborhood: Ayrshire
- Year Built: 2023
- 2 Car Garage
- Primary bedroom on First Floor
- 2nd Floor Game Room

KITCHEN FEATURES + APPLIANCES

- Miele 48" Gas Range with 6 burners and Griddle
- Miele 48" Hood Vent
- Miele Refrigerator / Freezer Combo
- Miele Dishwasher
- Dual Zone Wine Cellar in Butlers Pantry
- Pot filler
- 33" Matte Farmhouse Sink with Disposal
- Decorative Pendant Lighting over Island
- Custom Cabinetry
- Designer Quartz Countertops and Backsplash

INTERIOR FEATURES

- 7 ½" French Oak Engineered Wood – 50 Year Manufacturer's Warranty
- Open First Floor plan
- Built-ins in Family Room
- Camera System Prewire
- Wet Bar with Beverage Center in Game room
- Tall 21 ft ceilings on 1st Floor

EXTERIOR FEATURES

- Covered Back Lanai with Outdoor Gas Grill + Fireplace
- Custom Iron / Glass Front Door
- Brick and Stucco Surround
- Full Sod and Irrigation
- Front Yard Landscaping
- Designer Exterior Lighting
- Finished Garage Floor Epoxy
- HomeTeam Pest Defense Built-In Pest Control System Installed
- Electric Vehicle Plug in Garage (EV2)

PRIMARY SUITE

- Tall Tray Ceiling
- Double Vanities
- Separate Shower with Seat and Freestanding Tub
- Frameless Shower Glass Enclosure
- Marble or Porcelain Floor and Shower Walls*
- High-End Quartz Countertops
- Oversized Walk-In Closet with Custom Built-ins
- Stackable Laundry Area in Closet

CONSTRUCTION SPECIFICATIONS

- 10 Year Warranty Provided: Builder's Express Limited Warranty (1,2 10 Warranty)
- 30 Year Composition Roof Shingles
- Pre-Engineered Trusses Per Plan

STRUCTURAL

Engineered Slab on Grade Foundation with Pier & Beam

Engineered Framing

Anderson Series 100 Low E SmartSun Windows

Iron/Glass or Wood/Glass Exterior Doors

Techshield Roofing for Better Energy Efficiency

MECHANICALS

Electric Vehicle Charger in Garage

Trane 16 SEER AC system, R-8 Flex Ducts, Gas Furnace

Two 50-gallon Water Heaters Looped

Honeywell Home Pro Series Programmable Digital Thermostats

Ceiling Fans throughout Home include Remote Controls

HDTV and Cat pre-wired throughout home

Speaker Prewire in Study, Kitchen, Family, Master, Game room, and Lanai

Security System Prewire includes Keypad, Motion Detector and Contact Points at

Accessible Doors and Windows

INSULATION

R-19 Fiberglass Insulation on Exterior Walls

R-38 Blown Insulation in Ceiling Areas

Poly-Seal all base Plates, Exterior Stud Penetrations, Corners and Top Plate Voids

Baffling installed to allow proper ventilation from soffits

Tech Shield Roofing System with 30 Year architectural Shingles and Ridge Ventilation

FINISH OUT

Custom Trim Package: Includes the following:

- 8" Baseboard throughout First Floor / 6" Baseboard throughout Second Floor
- Ceiling detail in Study – Custom Paint Accent Wall with Picture Frame Detail
- Iron interior Handrail and Solid Oak Treads
- Custom Designed Closets with a Combination of Open Shelving, Shoe Racks, Built-in Drawers and Cabinets, etc. where applicable

-Custom Cabinets throughout Home

-Engineered Wood Floors

-Porcelain and/or Marble Tile for All Secondary Bathroom Floors and Shower Walls

-Interior Paint: One Wall Color and One Trim Color

-Garage Door and 2 Automatic Opener

-Full Sprinkler System with Designer Landscaping in Front Yard

-Full Gutters

-French Drains with Gutters Tied into the Drains for Efficient Back and Side Yard Drainage (where applicable)

The Structure of your home (Foundation and Frame) is covered under a 10-year Warranty. Workmanship and materials excluding cosmetic items are warranted for 1 year as per the Builder's Limited Home Warranty provided. Mechanical systems, not including labor, are warranted for 2 years. The warranty is the Builder's Express Limited Warranty that is provided by Laird Custom Homes, Inc.