Notable
Features + Updates

4 to 5 Bedrooms | 3 Full Bath | 1 Powder Bath | 4,303 sq. ft. | 7,500 sq. ft. Lot

BUILT BY

- J. Patrick Homes
- www.jpatrickhomes.com

EXTERIOR

- Elegant Kichler coach lamps at front entry
- Brick entry porch
- Andersen Bronze exterior/white interior framed windows
- Black wrought iron and glass front door
- Professionally landscaped front yard
- Full landscape sprinkler system with rain sensor
- Covered veranda with ceiling fan
- Outdoor kitchen with granite countertop and Coyote grill

INTERIOR

- Elegant wood and tile flooring throughout
- 8' Tall interior doors throughout first and second floors
- Custom study doors with glass
- Designer Kichler lighting
- Designer Moen matte black plumbing package
- Elegant "Decora" rocker type electrical switches with dimmers
- Extensive wrought iron stair parts combining stained and painted woodwork
- Rounded sheetrock corners (except at windows)
- Custom Benedettini cabinetry throughout

KITCHEN

- Well-organized work and storage space with large island
- Benedettini designer kitchen cabinets
- Luxurious Omega Stone countertops with waterfall island
- Kohler white farm sink with a Moen pulldown faucet and garbage disposal
- Thermador appliances
- Pot filler

MASTER BEDROOM SUITE

- Impressive 7" two-part crown molding
- Large walk-in closet with custom Benedettini cabinets, shoe racks and lighted display case
- Kichler chandelier

MASTER BATHROOM

- Wet room with two showerheads, rain shower and freestanding bathtub
- Frameless glass shower enclosure
- Two vanities with Omega Stone countertops and rectangle undermount sinks
- Elongated commode
- Moen matte black bath fixtures
- Designer Kichler vanity lighting
- Elegant designer tile floor throughout bathroom

SECONDARY BATHROOMS

- Omega Stone countertops with rectangle undermount sinks Elongated commodes
- Moen matte black bath fixtures
- Elegant designer tile floors
- Designer Kichler vanity lighting

ENERGY EFFICIENT FEATURES

- Environments for Living Home
- Vinyl clad framed windows with double pane insulated low emissivity glass
- Energy efficient Trane A/C units with zoned systems on all 2 story homes
- Environmentally friendly R410 refrigerant
- Three phase pressure seal to provide a cleaner, quieter home with less air leakage
- R-15 batt insulation in exterior walls with DOW Housewrap sheathing behind brick areas
- R-22 batt insulation in sloped ceilings
- R-38 blown insulation in flat ceilings
- Ridge and soffit ventilation
- Cost efficient gas heat, water heater and kitchen cook-top
- Two 50-gallon Bradford White high efficiency water heaters
- Radiant Barrier roof decking

INDOOR AIR QUALITY AND COMFORT

- Aprilaire whole-home dehumidifier for improved indoor air quality and • comfort
- 2 Air Scrubbers by Aerus
- Fresh Air Ventilation vented through your dehumidifier
- Individual return air chases run to each room to produce a better balanced A/C system
- Media filters installed on each HVAC system for cleaner air including an Aprilaire 10 year clean coil guarantee
- A/C Sensor in Master Bedroom
- ecobee Smart Thermostat Pro with voice control and Alexa built-in capability
- Smart Sensor included in ecobee thermostat to adjust your thermostat based on occupancy and temperature
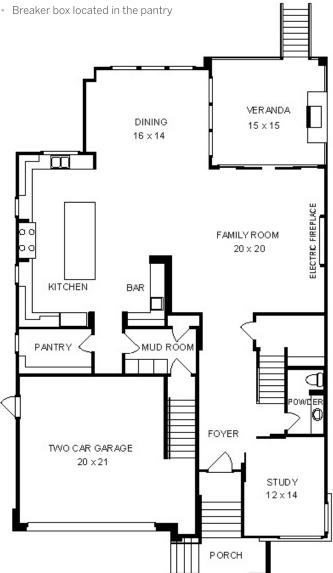
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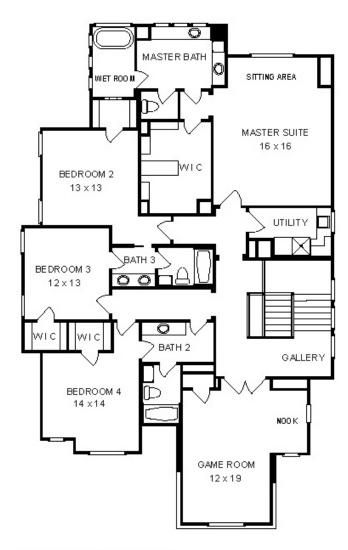
WHOLE HOME AUTOMATION AND TECHNOLOGY

• Qolsys IQ Panel 4+ smart home and security hub with bluetooth technology (location per plan)
• Alarm.com video doorbell
• Kwikset Z-Wave enabled front door lock
• Z-Wave enabled light switch (location per plan)
• Liftmaster 8500W Wi-Fi enabled garage door opener
• Advanced home technology wiring package including cat 6 and RG6 quad shield wire
• 5.1 surround sound prewire in Game Room
• Wi-Fi Ready

SAFETY FEATURES

• Smoke detectors in all bedrooms
• Carbon monoxide detectors
• Security system installed and ready for optional monitoring Outside weatherproof electrical outlets
• Motion sensors for garage door opener
• Breaker box located in the pantry

FIRST FLOOR PLAN

DINING 16 x 14
VERANDA 15 x 15
ELECTRIC FIREPLACE
FAMILY ROOM 20 x 20
KITCHEN
BAR
PANTRY
MUD ROOM
POWDER
TWO CAR GARAGE 20 x 21
FOYER
STUDY 12 x 14
PORCH

SECOND FLOOR PLAN

MASTER BATH
WET ROOM
SITTING AREA
MASTER SUITE 16 x 16
BEDROOM 2 13 x 13
WIC
UTILITY
BEDROOM 3 12 x 13
BATH 3
WIC
WIC
BATH 2
GALLERY
BEDROOM 4 14 x 14
NOOK
GAME ROOM 12 x 19

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