

3405 Oak Alley Court, Home site 9

Total air conditioned space 2112'

Total sq ' 4622

Welcome to Oak Alley Estates Coastal living with a Town & Country/ Beach feel. Our homes are built for comfortable coastal living. And from the craftsman style of homes. Builder Maverick Remodeling & Construction, and Design by BJ And Kaysie Stampley. We incorporate function, style, and comfort into every one of our homes that we build. Each home at Oak Alley Estates will be a custom style home.

Spacious front and rear porches with a large rear deck looking over the lake. On the top floor, with over 800 sq' of deck space. It has Trex decking, wood beaded ceiling stained on the front porch, and a porch swing. We use James Hardie Siding and LP shaker style siding. Also, James Hardy, fascia, and soffit, except where there are open rafter tails.

Low country style home elevation is 18'6". Built to withstand 150 mph windstorm rating. All of the wood under the house has been treated for termite's preconstruction. The subfloor is Advantech 1-1/8th thick floor joist or 2 x 12. The front and the rear of the home is built with 2 x 6 studs R19 rating foam walls closed cell foam under the home R6 and blown fiberglass insulation in the attic. Radiant barrier plywood on the roof decking makes for a better insulated attic as well as an electric exhaust fan. The interior walls of the home into the bedrooms are insulated with R 13 insulation. All doors going into bedrooms are solid core. SHOWCASE Windows, DP 35 low E glass, argon gas. Exterior doors are fiberglass. The front door is mahogany with double pane windows.

Extra-large trim throughout the home with 6-inch baseboards, craftsman style door casing, and crown molding. Ship lap around the fireplace. All doors going into the bedrooms and closets are 32" wide and 36" into the bathrooms. Going into the bedrooms, the doors are solid core.

All water piping is PEX piping and a Rinnai RL94iP Tankless Hot Water Heater, 9.8 GPM. Delta shower and tub valves. The shower has shower head, rain head, handheld wand with a six-way diverter valve and a Freestanding tub. AC and natural gas heat, energy, efficient by Trane 3 1/2-ton 16 Seer fireplace is an electric start gas Range. New Orleans style gas porch lights, beaded ceiling on the front porch, motion detected spotlights. 6-inch recessed lights on the front and back porch, also wired for ceiling fans. The garage is 1945 sq feet the total size under the home with two garage doors with opener's and slat style walls.

Quartz countertops throughout the home and the kitchen and bathrooms. Undercabinet LED lights and above cabinet LED lights standard as well as no plugs on the backsplash. We use electrical strips under the cabinet. LG dishwasher, gas range with confection oven, GE 800 W microwave oven. Cabinets are all wood, soft closed doors, and drawers. Large refrigerator cabinet for storing cookie sheets and large appliances. Double trashcan pull out. The rangehood is a custom wood hood with a stainless-steel insert and an LED light. The kitchen sink is all composite sink with a garbage disposal, and a gooseneck faucet. You will notice all LED lights throughout the home. Ceiling fans in the bathroom and in den.

And an abundance of 6-inch recessed lights with dimmers. Chandeliers in the dining room, and the foyer room. The wood floor is a European White oak 3/8 engineered, hardwood, glued down.

The homeowner's association when the total project is finished, will be managed by the owners of Oak Alley Estates.

Specifications and materials subject to change without notice on all spec build homes. All homes are designed and built by Maverick and Heritage custom homes B J and Kaysie Stampley. plans may be bought and a fee for the rights to build may be needed all plans are copywritten. Pryer authorization required from engineered stamped plan, and architects drawn plans before building. Thank you, B J Stampley,