

4107 Floyd St- Park Villas at Jackson Hill  
**Construction Specification & Seller Notes**

**Structural:**

- Monolithic slab on grade
- Engineered wood frame

**Exterior:**

- Stucco veneer in front
- Hardi Stucco 4'x8' Panel on 3 sides
- Double paned glass windows
- Monier Lifetile Tejas Espana concrete tile for entire roof
- Cedar wood garage door
- Gas Lantern at front door
- Full sod front yard
- Landscape beds in front

**Interior:**

- Pre-wired for home automation system controlling lights, HVAC, security system, etc
- Camera at the entrance
- Whole house Home-Audio
- Pre-wired for phone, alarm, and cable
- 10' and 11' ceilings
- Hardwood floors in living, dining, 2<sup>nd</sup> floor bedroom, 3<sup>rd</sup> floor hallway and entire stairs
- Travertine tiles in foyer, office, 1<sup>st</sup> floor bedroom, kitchen and all bathrooms
- Knotty Alder wood front door with metal rods
- Decorative Faux Beams in living, dining, and stair tower ceiling
- Faux paint in living room and art niches
- Jenn-Air stainless steel appliances. A wine chiller is also included for 2<sup>nd</sup> floor bar
- Ceramic tiles/ stamped coating on all outside balconies, outside entry and open rooftop terrace
- Pattern Cut Pile Carpet in master bedroom and walk-in closet
- 8' wood doors throughout the home
- Pre-finished raised panel cabinets in kitchen, baths and office with large crown and rope trim
- Granite counter-tops in kitchen and all bathrooms
- Lighting fixtures will include chandelier for tower, chandelier for dining, 3 pendants for kitchen, ceiling fan in all bedrooms and living room, wall sconces in bathrooms, under cabinet halogen lights, rope light in master bedroom and above kitchen cabinets, upgraded fluorescent closet lightings, recessed cans throughout the house and picture lights on art niches
- Stairs with stair lighting on baseboard
- Hydro-spa tub in master bathroom
- Moen Eva oil rubbed bronze plumbing fixtures
- Oil rubbed bronze door hardware, door knobs, and bathroom hardware fixtures
- Wrought iron stair and balcony rails

- Crown moldings in master bedroom, kitchen and base molding throughout the house
- Firewalls as required by City Code
- Arched openings and art niches throughout the house
- Batt and foam insulation
- 1/2 sheetrock walls and ceilings and 5/8 in garage and firewalls

#### Additions / Notes

- Termite warranty - Home Team Pest Defense
- Special exterminator in - wall system
- Front door faces North
- Interior archways
- Round interior wall corners
- Decorative wood ceiling beams
- Thick crown molding
- 1<sup>st</sup> Floor Built-in office for 2
- Garage Elfa Container Store Storage System
- Automatic driveway gate and remote control → fully enclosed yard
- Back yard
- Stucco repair (2020)
- Stair well could permit elevator install
- Water sensor on AC pan
- Replaced premium red awnings
- New tile on terrace and 2<sup>nd</sup> floor balconies
- Zebra blinds
- Ecobee: 2 controllers, 2 sensors
- Epoxy garage floor
- Replaced microwave
- Replaced washing machine
- Appliances are negotiable
- Hand built wood children's play home negotiable (outdoor)
- 2 Spacious tiled balconies with gas connections (off living room and primary suite)