

The Pin Oak

At Northwoods



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3 Bed - 2.5 Bath

1702 sqft

Exterior:

High Quality Exterior
Low Maintenance Hardie Lap & Board and Batten Siding
30-Year Dimensional Architectural Roof Shingles
Covered Porch
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows
Sodded Lot using 7 pallets of Zoysia Grass & 3 zones of irrigation
2 Car Garage
6x6 Smooth Pressure Treated Columns with Small Corbels on Front Porch
6x6 Smooth Pressure Treated Columns on Back Porch
1x6 Cypress Shutters with 1x4 Raised Accents

Building Standards:

Slab on Grade Concrete Foundation
Traditional Stick Framing Methods
Framed "Green Corners" for higher Energy Efficiency

Interior Features:

9' Ceilings throughout
Traditional R13 Batt/Fiberglass Insulation
Open Cell R20 Spray Foam Installed on Roof Deck
50 Gallon Electric Water Heater
16 SEER Electric Heat Pump
Chorus Smart Home Security System

Interior Finishes:

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
Carpet in all Bedrooms
Ceramic tile flooring in all Full Bathrooms
Custom Designed Wooden Cabinets in Kitchen & Bathrooms
Granite countertops throughout
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave
Delta® Kitchen and Bath Fixtures
Double Vanity in Master Bathroom with Under-mount sinks
Vanity Mirrors
Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom
Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
Recessed Lighting throughout Kitchen, Living Room & Master Bedroom
Wire Shelving installed in all Closets, Pantry & Laundry Areas
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color & one ceiling color
6" Baseboards throughout
Judges Paneling in Family Dining and Foyer
Barn door installed per plans

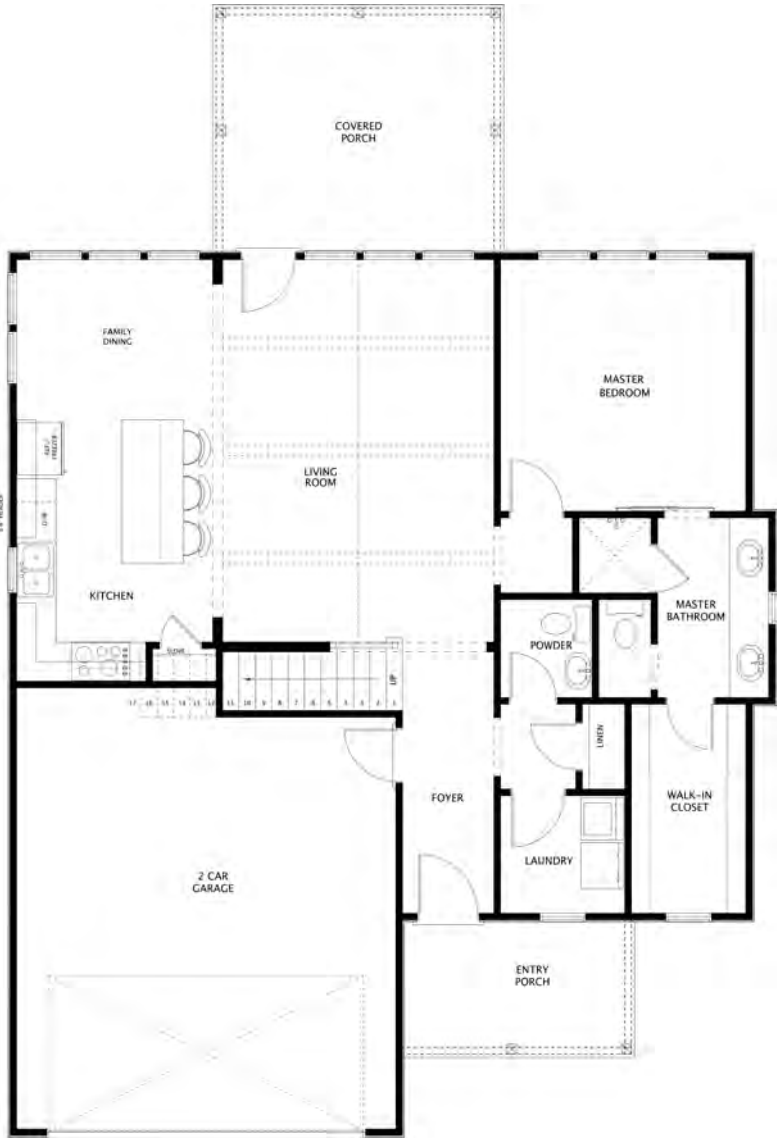
Upgraded Finish Options:

Farmhouse Sink \$1,250
Under Cabinet Lighting \$1,200
2" White Faux Wood Blinds throughout Per plans
Solid Core Doors throughout \$1,700
Floor Outlet \$500 per
USB Outlet \$50 per
Surround Sound \$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)
Music Package \$1,000 per room
(Includes 2 in ceiling speakers and one zone amp with wireless remote control via smart phone or tablet app, requires WiFi)
Beams in Living Room (includes 4 beams) \$3,000
Marble Countertops Price Available Upon Request
Heated Tile Floors Price Available Upon Request
Brick Accent Wall Price Available Upon Request

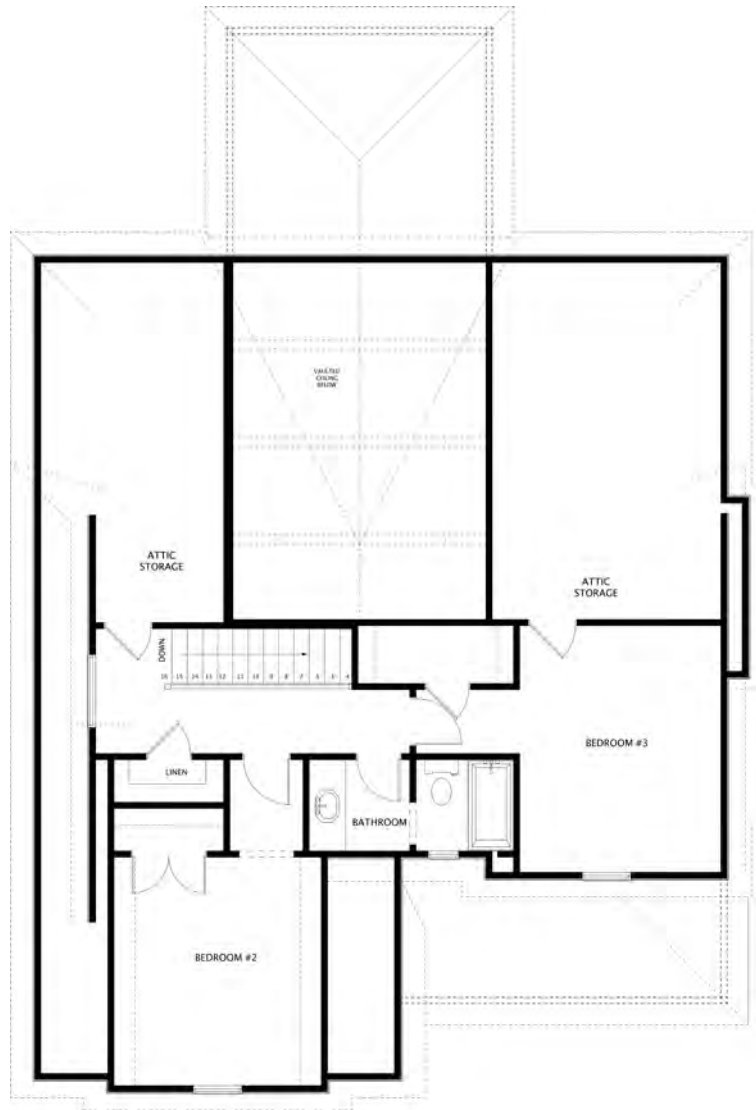
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Smart Home Package:

Equipped with the standard Northwoods Smart Home Package "Peace of Mind" which includes: 5 smart outlets, 2 garage door controllers, 1 Alexa, 1 Alexa Echo Dot, 4 smart switches, 3 lamp modules, 1 smart panel, 1 door bell camera, 2 smart door locks, 1 smart thermostat, 1 carbon monoxide detector, first floor door and window sensors, 1 outdoor camera, 2 motion detectors, 1 firefighter device, 1 indoor camera, 2 flood sensors & 1 smart drive. May vary depending on floor plan.



Main Level



Upper Level



NORTHWOODS



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