

# 167 Daniel Avenue – Standard Features

## The Red Oak II

### Interior Details

---

4 Bedrooms & 2.5 Baths  
HUGE 4<sup>th</sup> Bedroom/Bonus Room over Attached Garage  
Open Floor Plan w/ Big Family Room PLUS Den & Breakfast Room off Kitchen  
Bay Window in Breakfast Room  
Fireplace in Family Room  
9' Smooth Ceilings  
Recessed Lighting  
Large Walk-In Closet in Master  
5 Panel Smooth Finish Doors  
Door Hardware – Pewter Finish  
Classic Crown Molding  
6" Baseboard and 4" Door and Window Trim  
Wrought Iron Balusters with Oak Handrails on Staircase  
Real Glass Block Windows

### Kitchen

---

Maple Cabinets  
Granite or Silestone Countertops  
Tile Backsplash  
Pendant Lights at Breakfast Bar  
Stainless Steel Range and Microwave  
Energy Star Qualified Dishwasher  
Stainless Double Bowl Sink W/ One Touch Spray Faucet  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

### Baths

---

#### MASTER BATH

Double Vanity with Maple Cabinets  
Large Shower with Glass Shower Enclosure  
Jetted Tub  
Stone/Ceramic Tile Tub and Shower Surrounds  
Separate Toilet Room  
Linen Closet

#### HALL BATH AND POWDER ROOM

Maple Cabinets in Hall Bath  
Stone/Ceramic Tile Tub and Shower Surrounds in Hall Bath  
Pedestal Sink In Powder Room  
Linen Closet

### Flooring

---

¾" Red Oak (Site Finished): Main and Upstairs Hallways  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in All Bedrooms  
Tile in Master Bath, Hall Bath and Laundry Room

### Energy Savers

---

Direct Vent Fireplace – Burns Clean, Efficient, No Need for Wood  
66 Gallon Quick Recovery Hot Water Heater  
Low Flow Bath Fixtures  
High Efficiency Furnaces and 13 SEER Air Conditioners  
Cement Siding  
Energy Star Qualified Insulated Low E Wood Tilt Windows  
R-13 Wall Insulation  
R-19 Floor Insulation  
R-30 Ceiling Insulation  
House Wrap – Energy Savings and Moisture Protection  
Energy Star Programmable Thermostats

### Warranty

---

**2-10 Home Buyer's Warranty – Includes 1 Year Material/Labor, 2 Year Systems, 10 Year Structural**

20 Year Roof Shingles  
25 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties

### Exterior Details

---

2 Car Attached Garage  
Fenced Rear Yard  
Covered Front Porch  
Rear Deck with Stairs to Landscaped Yard  
Craftsman Douglas fir Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape

### Technology & Security

---

Wired For Phone and Cable  
Security System – 6 Zones / 2 Pads – Ready To Use  
Smoke Detectors – Hardwired  
Deadbolt Locks on All Exterior Doors  
Exterior Flood Lights – Front and Rear  
Electric Garage Door Opener with 2 Remotes

### Systems

---

Two HVAC Systems  
36" Direct Vent Fireplace  
All Copper Plumbing

### Structural

---

Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System



Builder reserves the right to make changes