

# 327 Madison – Standard Features

## 'The Oakhurst'

### Interior Details

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4 Bedrooms & 3 Baths  
Unfinished Basement Stubbed for Bath  
Sunroom off Master Bedroom  
Kitchen Overlooks Family Room and Breakfast Room  
Bay Window in Breakfast Window  
Fireplace in Family Room and Master Bedroom  
Mud Room with Built-In Bench in Basement  
9' Smooth Ceilings  
Recessed Lighting  
1 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

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Maple Cabinets with Desk Area per plan  
Granite or Silestone Countertops  
Tile Backsplash  
Desk Area  
Stainless Steel Range and Microwave/Convection Oven  
Energy Star Dishwasher  
Stainless Double Bowl Sink with Pull-Down Spray Faucet  
Separate Pantry  
Garbage Disposal  
Ice Maker Connection

### Baths

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#### MASTER BATH

Maple Cabinets  
Double Vanity with Poured Marble Countertops  
Oversize Shower  
Toilet Room  
6' Garden Tub  
Stone/Ceramic Tile Tub and Shower Surrounds  
Linen Closet

#### EN-SUITE BATH AND MAIN FLOOR BATH

Maple Cabinets in En-Suite Bath with Poured Marble Countertop  
Stone/Ceramic Tile Tub and Shower Surrounds  
Pedestal Sink In Main Floor Bath  
Standard Toilets in All Baths

### Flooring

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¾" Red Oak (Site Finished) on Main  
Staircases – Red Oak Stair Treads  
45 Oz. Carpet in Bedrooms  
Ceramic Tile in All Baths, Basement Hallway, Mud Room, & Laundry Room

### Environmental Features / Energy Savers

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Direct Vent Fireplaces – 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  
Energy Star Insulated Low E Wood Tilt Windows  
R-13 Wall Insulation  
R-19 Floor Insulation  
R-30 Ceiling Insulation  
House Wrap  
Energy Star Programmable Thermostats

### Warranty

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20 Year Roof Shingles  
25 Year Cement Siding  
Pre-Occupancy Orientation  
Manufacturers' Warranties  
2-10 Home Buyer's Warranty – Includes 1 Year Material/Labor, 2 Year Systems, 10 Year Structural

### Exterior Details

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2 Car Drive-Under, Front Entry, Attached Garage  
Covered Front Porch  
Screened Back Porch (Extended by 2') and Deck w/ Stairs to Landscaped Yard  
Wired For Fan on Screened Back Deck  
Craftsman Douglas fir Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed and Installed Landscape  
Landscape Wiring  
Irrigation System  
2 Exterior Spigots

### Technology & Security

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Wired for Phone and Cable  
Security System – 6 Zones / 3 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

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Two HVAC Systems  
36" Direct Vent Fireplaces  
All Copper Plumbing

### Structural

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Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System