

32 2nd Avenue – Standard Features

'The Oakhurst'

Interior Details

4 Bedrooms & 3.5 Baths
Finished Basement with Full Bath
Kitchen Overlooks Family Room and Breakfast Room
Fireplace in Master Suite and Family Rom
Floating Built-In Bookcases
Mud Room with Built-In Bench
9' Smooth Ceilings
Recessed Lighting
2 Large Walk-In Closets in Master
'Closet Maid' Shelving
5 Panel Smooth Finish Doors
Door Hardware – Pewter Finish
Classic Crown Molding
8" Baseboard and 4" Door and Window Trim
Wrought Iron Balusters with Oak Handrails on Staircase

Kitchen

Maple Cabinets
Granite Countertops
Tile Backsplash
GE Profile Wine Refrigerator
GE Monogram Gas Cooktop & GE Profile Convection Oven
GE Profile Advantium Wall Oven – Microwave/Convection Oven/Warming Drawer
KitchenAid Dishwasher – Energy Star Qualified, Stainless Steel
Stainless Double Bowl Sink W/ One Touch Spray Faucet
Desk with Tons of Storage
Pendant Lights at Large Island
Separate Pantry
Garbage Disposal
Ice Maker Connection

Baths

MASTER BATH

Maple Cabinets
Double Vanity with Granite Countertops
Oversize Shower with Multiple Shower Heads
Toilet Room
Jetted Tub

Stone/Ceramic Tile Tub and Shower Surrounds

HALL BATH, BASEMENT BATH, AND POWDER ROOM

Granite Countertops
Maple Cabinets
Stone/Ceramic Tile Tub and Shower Surrounds
Pedestal Sink In Powder Room
Linen Closet

Flooring

Bamboo Flooring: Main, Hallways, and Master Suite
Staircases – Red Oak Stair Treads
45 Oz. Carpet in Secondary Bedrooms
Ceramic Tile in Master Bath, Hall Bath, Basement Bath, & Laundry Room

Technology & Security

Wired For Plasma, LCD, Cable, & Phone
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

Energy Savers

Dual Flush Toilets – Uses 20% Less Water than Standard Toilets
Direct Vent Fireplaces – Burns Clean, Efficient, No Need for Wood
66 Gallon Quick Recovery Hot Water Heater with a Recirculating Pump
High Efficiency Furnaces and 13 SEER Air Conditioners
Insulated Low E Wood Tilt Windows
R-13 Wall Insulation
R-19 Floor Insulation
R-30 Ceiling Insulation
House Wrap

Systems

Two HVAC Systems
Two 36" Direct Vent Fireplaces
All Copper Plumbing

Exterior Details

2 Car Attached Garage
Covered Front Porch
Screened Balcony off Master Bedroom
Screened Back Deck with Stairs to Landscaped Yard
Wired For Fans - Master Balcony and Screened Back Deck
Craftsman Douglas fir Front Door
3 Color Paint Scheme
Aluminum Pre-Finished Seamless Gutters
Professionally Designed and Installed Landscape
2 Exterior Spigots

Structural

Poured Concrete Foundation Walls
Engineered Framing
Silent Floor Joist System

Warranty

20 Year Roof Shingles
40 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