

# 1274 Oldfield Road – Standard Features

## Interior Details

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4 Bedrooms & 3.5 Baths  
Finished Third Level: Media Room / Office / Exercise Room / Bedroom  
Unfinished Bonus Room over Garage  
Kitchen Overlooks Family Room and Breakfast Room  
9' Smooth Ceilings  
Separate Dining Room – Seats 12  
Recessed Lighting  
Large Walk-In Closet 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  
Fireplaces in Family Room and Master Bedroom  
Real Glass Block Windows

## Kitchen

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Maple Cabinets  
Granite Countertops  
Large Kitchen Island w/ Breakfast Bar  
Tile Backsplash  
Butler's Pantry with GE Monogram Wine Refrigerator  
GE Café Dual Fuel Range with Dual Ovens – Stainless Steel  
Vent-A-Hood Wall Mount Hood – Stainless Steel  
KitchenAid Built-In Microwave/Warming Drawer – Stainless Steel  
KitchenAid Dishwasher – Energy Star Qualified  
Stainless Double Bowl Sink with One Touch Spray Faucet  
Walk-In Pantry  
Garbage Disposal  
Ice Maker Connection

## Baths

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### MASTER BATH

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

Stone/Ceramic Tile Tub & Shower Surrounds

### HALL BATH, THIRD FLOOR BATH, AND POWDER ROOM

Maple Cabinets  
Granite Countertops  
Double Vanity in Hall Bath  
Stone/Ceramic Tile Tub & Shower Surrounds  
Pedestal Sink In Powder Room  
Linen Closet

## Flooring

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¾" Red Oak (Site Finished) on Main, Hallways, and Master Suite  
45 Oz. Carpet in Secondary Bedrooms and on Third Floor  
Stone/Ceramic Tile in Master Bath, Hall Bath, 3<sup>rd</sup> Floor Bath, & Laundry Room

## Technology & Security

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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

## Energy Savers

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

## Systems

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

## Exterior Details

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2 Car Kitchen-Level Entry Attached Garage  
Covered Front Porch  
Screened Back Deck with Stairs to Landscaped Yard  
Screened Porch off Master Bedroom  
Wired for Fans – Screened Porch off Master and Screened Deck  
Craftsman Wood Front Door  
3 Color Paint Scheme  
Aluminum Pre-Finished Seamless Gutters  
Professionally Designed & Installed Landscape

## Structural

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Poured Concrete Foundation Walls  
Engineered Framing  
Silent Floor Joist System

## 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**



Builder reserves the right to make changes