



1809 LIVE OAK

# DESIGNER FEATURES

## IN-HOUSE WARRANTY PROGRAM

We go above industry standard with a 1-2-10 year warranty managed by our own staff of experienced professionals.

## ENERGY PLUS CERTIFIED

3rd party HERS ratings, reflective radiant barrier roof sheathing to reflect summer heat, programmable thermostats, and more!

## MODERN HOME ADVANTAGE

Built-in security systems, smart TV boxes, Kwikset smart locks, multiple WiFi access points, structured wiring panels, and more!

## KITCHEN FEATURES

- **Frigidaire Stainless Steel Smudge-Proof Gallery Plus Appliance Package Includes Front Control Electric Range with Total Convection, Over-The-Range Microwave and Dishwasher**
- Moen Spot Resistant Matte Black Kitchen Sink Faucet with Pull Down Sprayer
- 8" Deep Double Bowl Stainless Steel Undermount Sink
- **3cm Quartz Countertops**
- Recessed Icemaker Water Line Connection
- Markraft Flat Panel Kitchen Cabinets with Matte Black Knobs & Pulls. Paint and Stain Finishes
- **42" Wall Cabinets with 2 1/4" Crown Molding**
- Soft Close Doors
- **Revered or Homestead 100% Waterproof LVP Flooring by Shaw Floors**
- **Daltile Color Wheel Classic 3x6 Subway Tile Backsplash in Herringbone Pattern**
- Generation Lighting Matte Black Pendants over Kitchen Island

## BATHROOM FEATURES

- Markraft Flat Panel Cabinets with Matte Black Knobs & Pulls in Full Baths
- Double Vanity in Primary Suite Bath
- 36" Raised Height Cabinets in All Full Baths
- Pedestal Sink in Half Bath
- 2cm Quartz Countertop in Full Baths with Square Undermount Sinks
- 36"x60" Tile Shower with Matte Black Framed Glass Door in Primary Bath
- Ceramic Tile Bullnose around Tubs & Showers of Secondary Baths
- **Framed Mirrors over Vanity in Primary Bath**
- Full-View Plate Glass Mirrors over Vanities in Secondary Baths and Oval Mirror in Half Bath
- Moen Gibson Plumbing Fixtures in a Matte Black Finish
- Matte Black Bathroom Accessories
- Gerber Maxwell Raised and Elongated ADA approved Toilets in All Bathrooms
- **12"x24" Ceramic Tile by Daltile in Primary Bath and Revered or Homestead 100% Waterproof LVP by Shaw Floors in all Secondary Baths**

## INTERIOR FEATURES

- 9' Ceilings on First Floor with Smooth Finish on all ceilings
- 2 Piece Crown Molding in Primary Suite
- **Sherwin Williams Duration Low VOC Wall Paint in One Whole House Paint Color with White Ceilings**
- All Trim Painted with Sherwin Williams Extra White Semi-Gloss
- Two Panel Interior Doors with Kwikset Matte Black Knobs and Hinges
- Interior Trim Package consists of all pine material, no builder grade MDF components are used:
  - 4 1/4" Baseboards
  - 2 1/4" Casing on all Doors and Windows
  - All Windows include Wooden Jambs
  - Open Railing on First Floor Staircase with either painted square balusters or twisted Iron balusters
- Floor Coverings by Shaw Floors & Daltile
  - **Shaw Floors Revered or Homestead 100% Waterproof LVP in**
    - Foyer
    - Kitchen
    - Dining Area
    - Great Room
    - All Secondary Baths
    - Laundry
  - Daltile 12"x24" Ceramic Tile in Primary Bath with 36"x60" Tile Shower
  - Shaw Floors Graceful Finesse Carpet with 6lb Pad in
    - All Bedrooms
    - 2nd Floor Hallways/Loft
    - Stairs
- 12" deep Ventilated Closet Shelving System with slide in all Bedrooms
- 4 Rows of 16" deep Ventilated Shelving in all Linen and Pantry Closets

- **Elevated Lighting Package by Generation Lighting includes Matte Black Finish in Baths to match Plumbing Fixtures**
- Recessed Lighting in Kitchen and Dining Area
- All Bedrooms/Lofts/Rear Covered Porch Prewired for Future Ceiling Fan Install
- Great Room and Primary Suite include a Matte Black Designer Ceiling Fan with Light Kit
- Smoke Detectors in all Bedrooms
- One Combination Smoke and Carbon Monoxide Detector located on Each Floor
- Security System with Touchscreen Smart Compatible Keypad, Doorbell Camera, One Interior Motion Detector and Wireless Sensors on all Exterior Doors
- Smart TV Box with Conduit to Equipment Location in Great Room
- Cat6 Outlets in Selection Locations
- WIFI Access Points prewired in 2 locations in every home to extend strong WIFI connections throughout
- Structured Wiring Panel Installed in Primary Bedroom Closet with Conduit to the Exterior of the home to support Fiber Optic Installation



## EXTERIOR FEATURES

- Fully Engineered Foundation
- Mastic Ovation Vinyl Siding with 5" profile and rustic cedar texture
- 12" Roof Overhangs on all sides with vinyl ventilated soffits
- 30 year Architectural Shingles over Synthetic Roof Underlayment
- Vinyl, Single Hung, Insulated Tilt Windows with Integrated Window Grills on all Windows & Screens for all Operable Windows
- Jeld-Wen 12-Light Glass View Over 1-Panel Front Door
- Seamless Gutters on all First Floor Roof locations
- Rear Covered Porch on all Homes
- All Exterior Door Thresholds with Solid Brick Support
- Garages Fully Sheetrocked
- Insulated Garage Doors with WIFI connectable Garage Door Opener with remote openers and exterior keypad
- Professional Landscaping Package Includes Sod in Front, Sides, and Rear Yard with Attractive Shrubbery Package. Community Irrigation System Maintained by the HOA
- Kwikset DIGI WIFI connectable Deadbolt with Handleset on Front Door. Lockset and Deadbolts on all Exterior Doors in Matte Black Finish
- Concrete Driveway and Front Walk
- Electrical Receptacles at Front and Rear
- 2 Exterior Frostproof Hose Bibs on opposite Front/Rear corners of Home

## CUSTOMER CARE

- Our Design Studio Offers Upgraded Packages and Options (Option availability is dependent on stage of construction).
- Pre-Construction and Pre-Drywall Conferences with Buyer (dependent on stage of construction at time of contract)
- New Home Closing Orientation with your Project Manager
- Comprehensive Quality Assurance Program which includes 3rd Party 460 Point Inspections.

## ENERGY SAVINGS

- Energy Efficient 15 Seer Electric Heat Pump with Emergency Heat Function in extreme cold
- LP TechShield Radiant Barrier Roof Sheathing Helps Reflect Summer Heat Back from the Roof
- Energy Plus Tested and Certified Homes, Independently Tested
- HERS Rating Independent 3rd Party Inspected and Rated
- Efficient Professionally Engineered Insulation System Includes Composite R-Values of R-38 in Ceilings and R-15 in Walls
- Energy Efficient 50 Gallon Electric Water Heater
- Z-Wave Programmable Smart Thermostats

## IN-HOUSE WARRANTY

- Managed with our own staff of experienced professionals
  - You will be provided with full program outline at the time of contract
  - 1 year Builder Warranty
  - 2 year Plumbing/Electrical/Heat & Air Warranty
  - 10 Structural Warranty
- On-Line Warranty Claim Submission available (Phone calls are always an option as well)
- Claims will be responded to within 24 hours
- Emergency After Hours Service available
- Most Claims Completed within 7 Business Days

PROUDLY  
PARTNERING WITH  
BRANDS YOU TRUST



**SHERWIN-WILLIAMS.**

**Ply Gem®**

**Shaw**  
FLOORS®

**Kwikset**

**MOEN®**

**daltile®** **JELD-WEN.**  
WINDOWS & DOORS

**FRIGIDAIRE**

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