

The Pinedale

At Northwoods



The Pinedale

5 Bed - 3 Bath

2398 sqft

Exterior:

High Quality Exterior
Low Maintenance Hardie Lap and Masonry Brick
30-Year Dimensional Architectural Roof Shingles
Covered Back Porch
Single Hung, Double Pane High Efficiency Low E Glass Vinyl Windows
Sodded Lot using 7 pallets of Zoysia Grass & 3 zones of irrigation
2 Car Garage
8x8 Columns with Large Corbels on Front Porch
6x6 Columns on Back Porch

Building Standards:

Slab on Grade Concrete Foundation
Traditional Stick Framing Methods
Framed "Green Corners" for higher Energy Efficiency

Interior Features:

9' Ceilings throughout
Traditional R13 Batt/Fiberglass Insulation
Open Cell R20 Spray Foam Installed on Roof Deck
50 Gallon Electric Water Heater
16 SEER Electric Heat Pump
Chorus Smart Home Security System

Interior Finishes:

5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
Carpet in all Bedrooms & Upstairs Common Areas
Ceramic tile flooring in all Full Bathrooms
Custom Designed Wooden Cabinets in Kitchen & Bathrooms
Granite countertops throughout
Stainless Steel Appliances by Whirlpool®, including the Dishwasher, Glass Top Electric Range & Microwave
Delta® Kitchen and Bath Fixtures
Double Vanity in Master Bathroom with Under-mount sinks
Vanity Mirrors
Schluter Shower system with Delta fixtures & full tile surround with a semi-frameless glass shower door in Master Bathroom
Soaking Garden Tub in Master Bathroom
Low Maintenance High Quality Fiberglass Tub/ Shower in all other Full Bathrooms
Recessed Lighting throughout Kitchen, Living Room & Master Bedroom
Wire Shelving installed in all Closets, Pantry & Laundry Areas
Interior walls primed & painted with Sherwin Williams® products. Includes two wall colors, one trim color & one ceiling color
6" Baseboards throughout
Ventless Electric Log Fireplace
A 5' tall brick surround and hearth will be installed with cedar 6x12 mantel with corbels. 1x6 Shiplap, painted to match trim color will extend to ceiling.
Judges Paneling in Family Dining and Foyer
Barn door installed from Kitchen to Pantry per plans

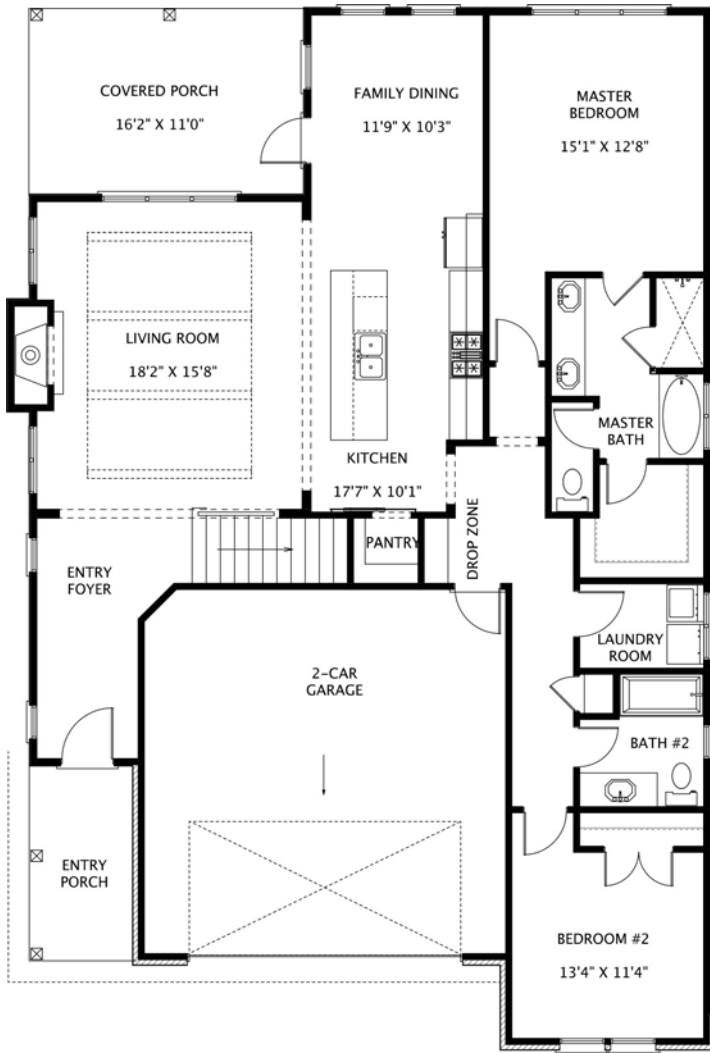
Upgraded Finish Options:

Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout door	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound	\$3,250
(Includes 5 ceiling speakers, 1 sub woofer (floor standing), 5 channel audio-video receiver/amplifier & 1 Control4 entertainment controller with remote)	
Music Package	\$1,000 per room
(Includes 2 in ceiling speakers and one zone amp with wireless remote control via smart phone or tablet app, requires WiFi)	
Marble Countertops	Price Available Upon Request
Heated Tile Floors	Price Available Upon Request
Brick Accent Wall	Price Available Upon Request

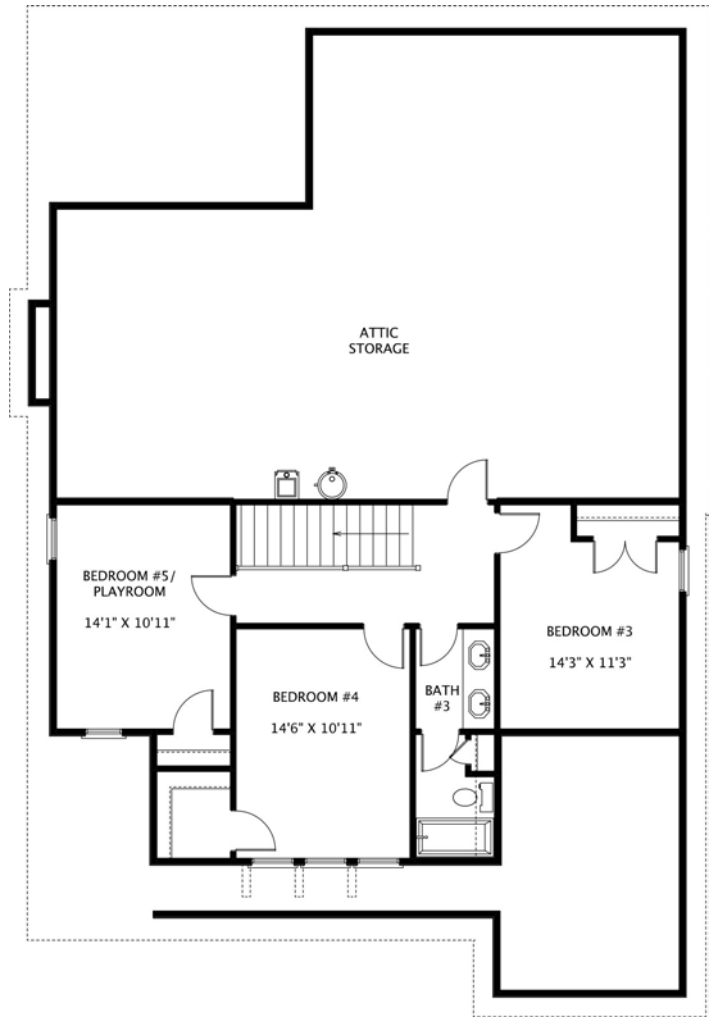
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Smart Home Package:

Equipped with the standard Northwoods Smart Home Package "Peace of Mind" which includes: 5 smart outlets, 2 garage door controllers, 1 Alexa, 1 Alexa Echo Dot, 4 smart switches, 3 lamp modules, 1 smart panel, 1 door bell camera, 2 smart door locks, 1 smart thermostat, 1 carbon monoxide detector, first floor door and window sensors, 1 outdoor camera, 2 motion detectors, 1 firefighter device, 1 indoor camera, 2 flood sensors & 1 smart drive. May vary depending on floor plan..



Main Level



Upper Level



NORTHWOODS



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