

# The Willow Brook

*At Northwoods*



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3 Bed - 2.5 Bath

2182 sqft



**Exterior:**

High Quality Exterior  
Low Maintenance Hardie Lap  
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  
6x6 Porch Columns

**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:**

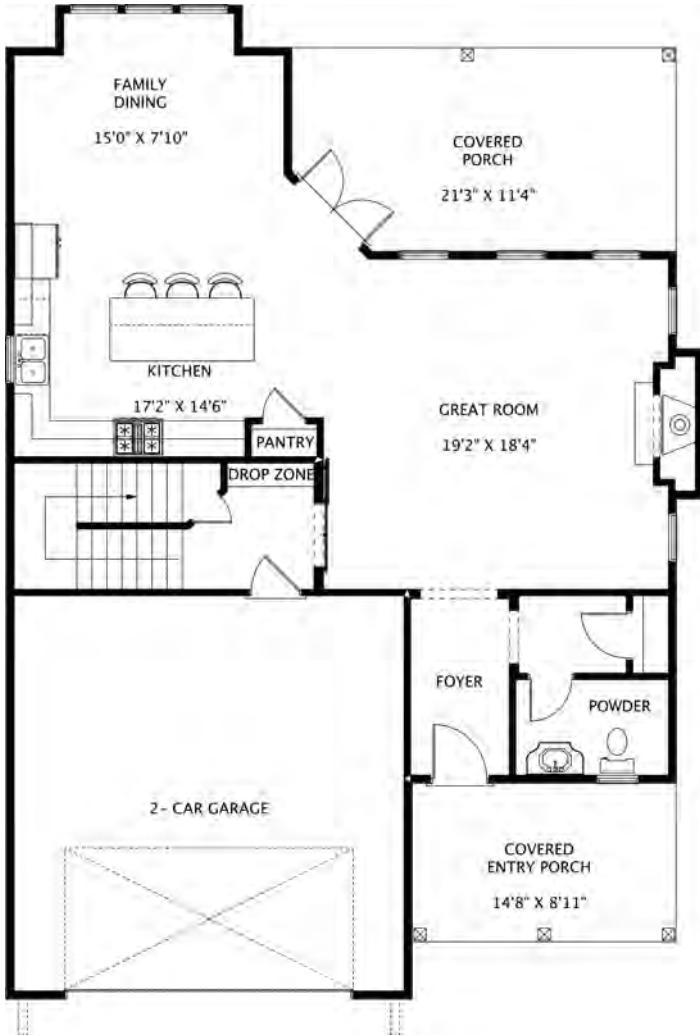
5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor  
Carpet in all Bedrooms & Upstairs Common Areas  
Ceramic tile flooring in all Full Bathrooms  
Custom Designed Wooden Cabinets in Kitchen & Bathrooms  
Granite countertops throughout  
Stainless Steel Appliances by Whirlpool®, 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 on Great Room side of Cased Opening to Drop Zone

**Upgraded Finish Options:**

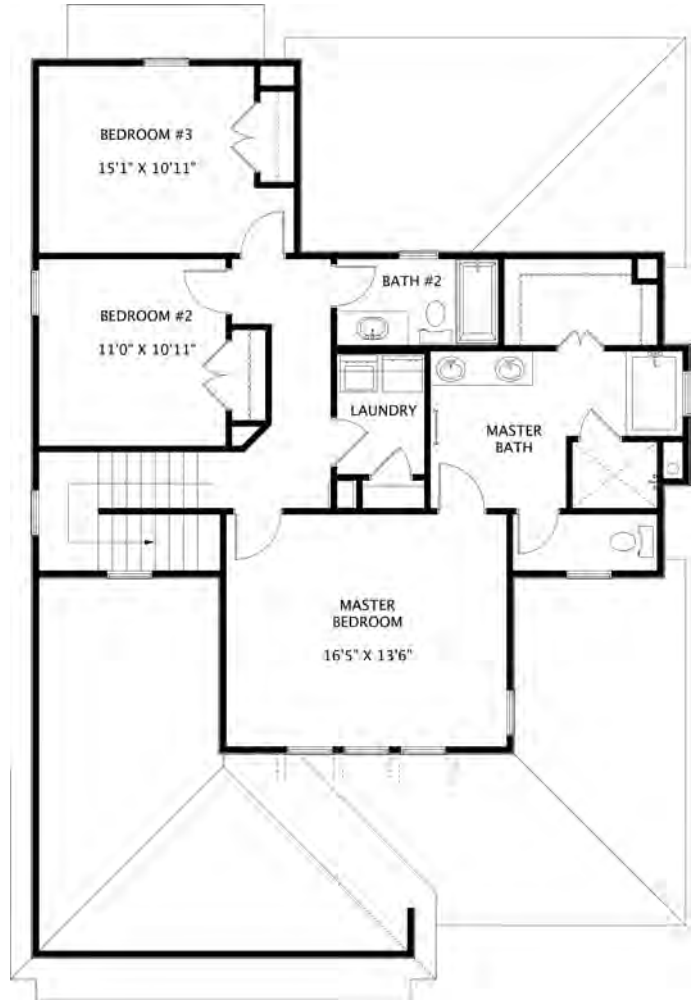
Farmhouse Sink	\$1,250
Under Cabinet Lighting	\$1,200
2" White Faux Wood Blinds throughout door	\$69 per window/door
Window Screens (on all operable windows)	\$32 per window
Solid Core Doors throughout	\$1,700
Floor Outlet	\$500 per
USB Outlet	\$50 per
Surround Sound (Includes 5 ceiling speakers, 1 sub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

**Smart Home Package:**

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



Main Level



Upper Level



# NORTHWOODS



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