

The Pin Oak B

At Northwoods



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3 Bed - 2.5 Bath

1702 sqft

Exterior:

- High Quality Exterior
- Low Maintenance Hardie Lap & Board and Batten Siding
- 30-Year Dimensional Architectural Roof Shingles
- Covered 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 Smooth Pressure Treated Columns with Small Corbels on Front Porch
- 6x6 Smooth Pressure Treated Columns on Back Porch
- 1x6 Cypress Shutters with 1x4 Raised Accents

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

Upgraded Finish Options:

- Farmhouse Sink \$1,250
- Under Cabinet Lighting \$1,200
- 2" White Faux Wood Blinds throughout Per plans
- 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)
- Beams in Living Room (includes 4 beams) \$3,000
- Marble Countertops Price Available Upon Request
- Heated Tile Floors Price Available Upon Request
- Brick Accent Wall Price Available Upon Request

Interior Finishes:

- 5" Hand Scraped Pre-Engineered Hardwood Flooring in the Common Areas on Main Floor
- Carpet in all Bedrooms
- 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
- 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
- Judges Paneling in Family Dining and Foyer
- Barn door installed per plans

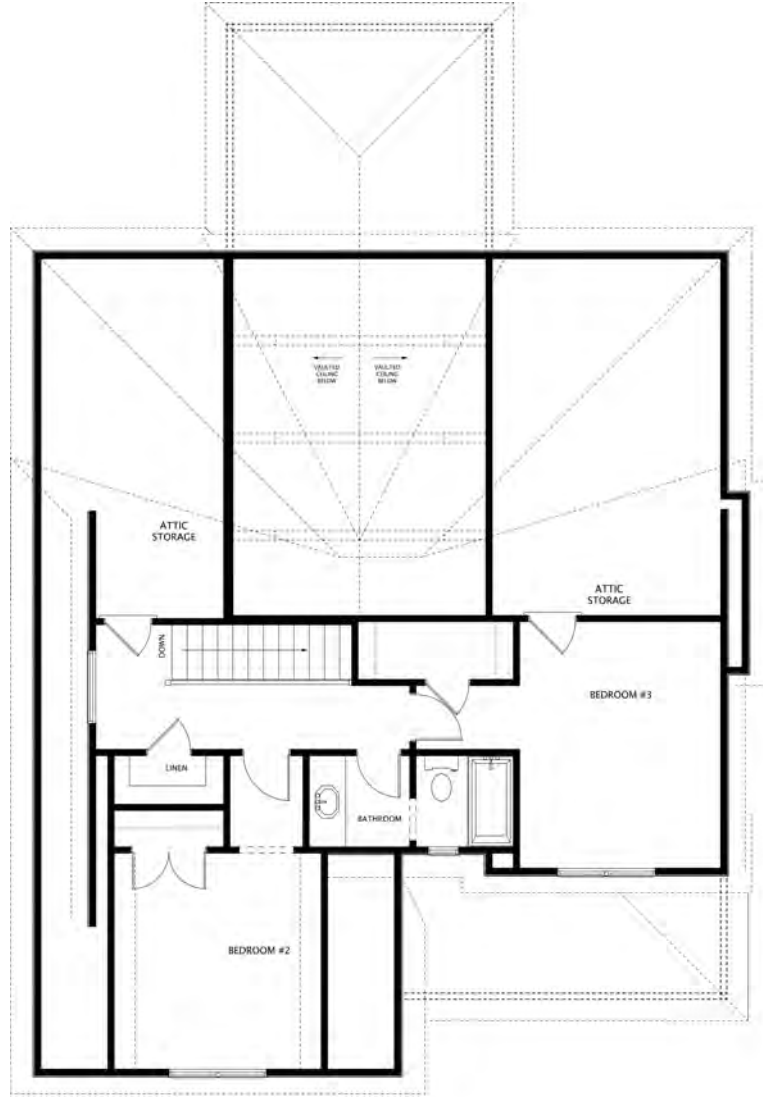
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Smart Home Package:

Equipped with the standard Northwoods Smart Home Package "Peace of Mind" which includes: 5 smart outlets, 2 garage door controllers, 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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