

# The Pin Oak C

*At Northwoods*



The Pin Oak C

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

**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

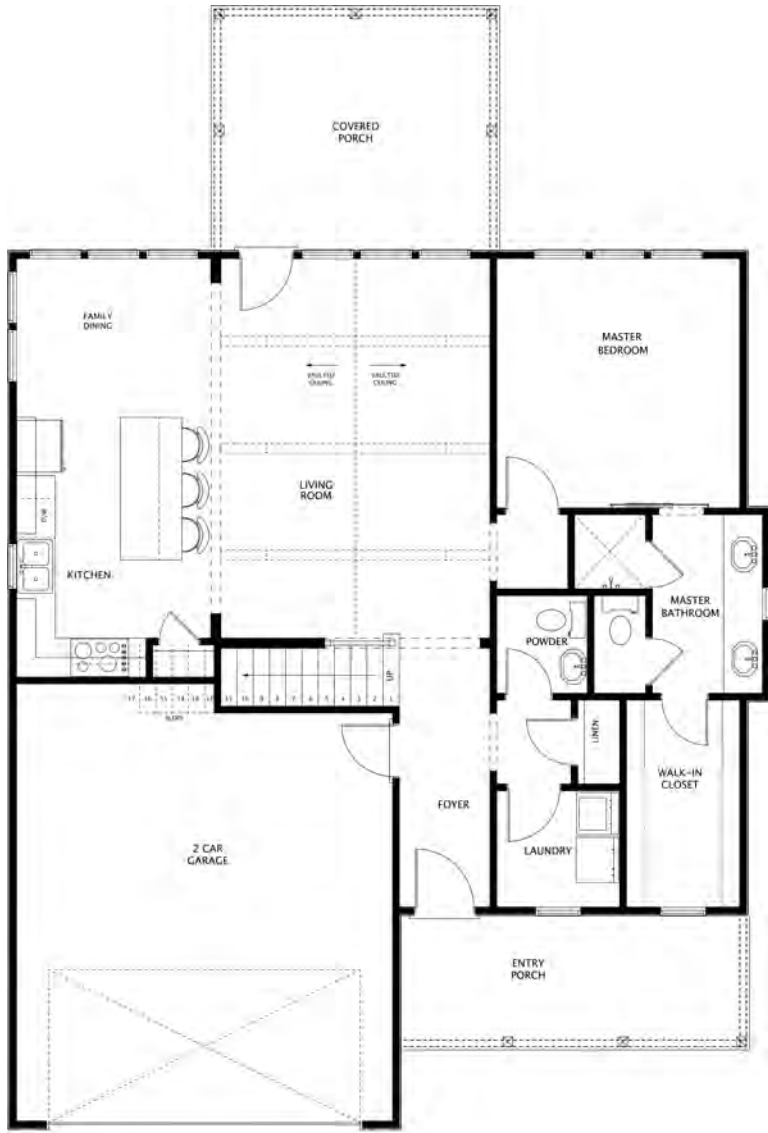
**Upgraded Finish Options:**

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

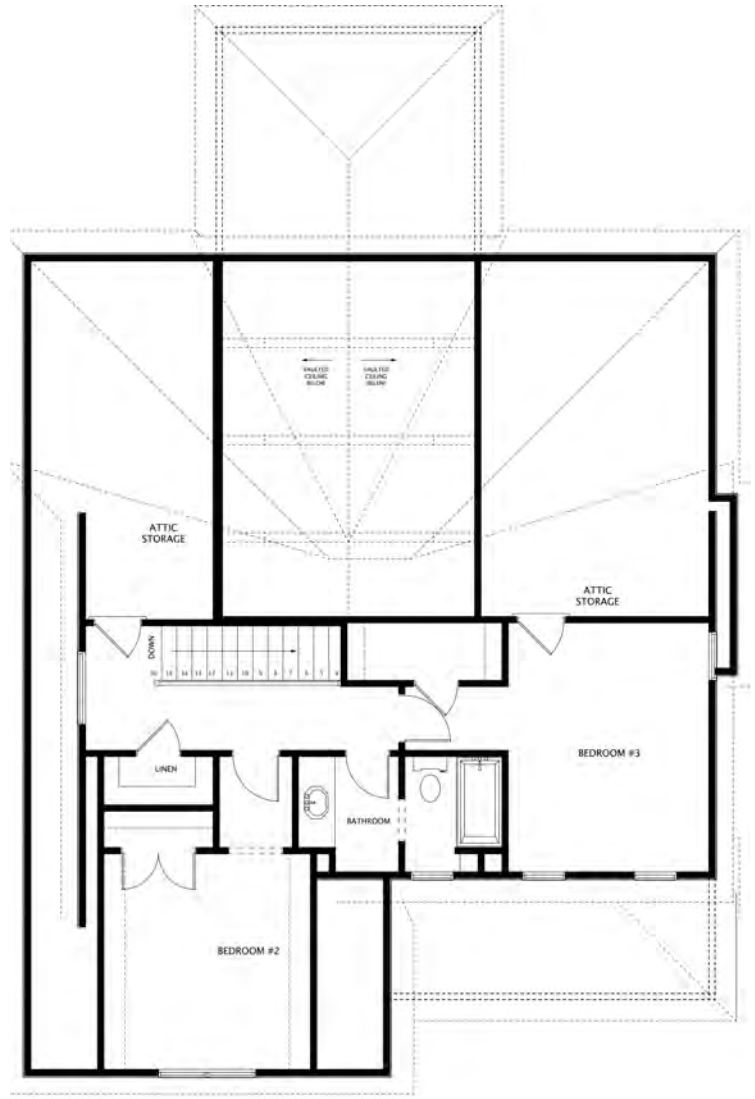
C i hXccf: fYd'UW'fBUW'Dc'fWL  
~%& \$ \$  
5 Vf]W'g ffc i bX'UbX'\YU'h k ]~'VY']bgU'YXU~  
h'Yk Untc'h'YW']b[ 'k ]h U'Wd'fYg'\*1%&'a Ubh'Y'  
k ]h W'fVY'g'6f]W'k ]~'a U'W'Y'h'f]c'f'Vf]W'  
g'Y'W'j'c'b"< YU'h k ]~'VY'&f]U'~'1 %&f]m'XY'd"K ]f]b[ 'Z'f'  
HJ 'U'V'c'j'Y'a Ubh'Y'"

**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



THE ELEVATION AND FLOOR PLANS CONTAINED HEREIN ARE NOT TO SCALE AND ARE GRAPHIC ILLUSTRATIONS FOR MARKETING AND PRESENTATION PURPOSES ONLY. ACTUAL FLOOR PLANS AND ALL MATERIALS MAY VARY PRIOR TO OR DURING CONSTRUCTION. SOME FEATURES SHOWN MAY BE OPTIONAL. HOLLAND HOMES RESERVES THE RIGHT TO SUBSTITUTE MATERIALS AND COMPONENTS OF SIMILAR QUALITY, AND TO CHANGE FEATURES, OPTIONS, AND ARCHITECTURAL DETAILS WITHOUT PRIOR NOTICE. ACCORDINGLY, NEITHER THESE MATERIALS, NOR ANY COMMUNICATION MADE OR GIVEN IN CONNECTION WITH THESE MATERIALS, MAY BE DEEMED TO CONSTITUTE ANY REPRESENTATION OF WARRANTY, CONTRACT OR GUARANTEE OR MAY OTHERWISE BE RELIED UPON BY ANY PERSON OR ENTITY UNLESS CONVEYED IN WRITTEN FORM. THIS MARKETING INFORMATION AND PLAN ARE PROPERTY OF HOLLAND HOMES.