

# WOODLAWN

E S T A T E S



## STANDARD FEATURES

### QUALITY CONSTRUCTED EXTERIORS

- All Plans Feature Side Entry Garages
- All Plans with Combination of Brick, Manufactured Stone, Hardy Planeside and/or Shake
- R-38 Ceiling Insulation
- R-13 Exterior Wall Insulation
- Energy Efficient & Moisture House Wrap of All Sides
- Poured Concrete Basement Foundations per Plan
- Insulated Low-E Windows
- Elegant 8' Double Door Wood & Glass Front Door
- Energy Efficient Zoned Heating and Air Conditioning Systems with Electronic Thermostats
- All Sill and Wall Joints Sealed for Reduced Air Infiltration
- Pressure Treated Entertainment Decks and/or Patios per Plan
- Seamless Aluminum Gutters
- Professionally Landscaped Yards with Bermuda Sodded Lawns
- 30 YR Architectural Shingles
- Permeable Paved Driveway

### DISTINCTIVE INTERIORS

- 5" Red Oak Hardwood Flooring in Foyer, Powder Room, Kitchen, Breakfast Area, Grand Room, and Master Bedroom
- 10' Ceilings on Main Level and Smooth Finish Ceilings Throughout
- Elegant Custom Crown Molding
- 8" Baseboard Throughout Second Floor
- Dining Rooms with Shadow Box Molding and Decorative Ceiling Trim (over ceiling as for plans)
- Smoke Detectors

- All Plans Feature Gas Starter Fireplace with Custom Mantles and Slate or Brick Surrounds
- \$5000 Lighting Allowance
- Large Vanity
- Generous Carpet Allowance to Customize your Home
- Professional Interior Design Service Available to Assist You When Making your Decorative Selections
- Home Security System on all Operable First Floor Windows and Doors, Lower Sash Only
- Structured Wiring Cable, Phones and High Speed Internet Access
- Mud Room as Per Plan
- Mother's Station as Per Plan

### GOURMET KITCHEN

- Quartz Countertops in Kitchen
- Tile Backsplash in Kitchen
- Deluxe Appliance Packages includes Gas 36" Range, Self-cleaning Double Oven, Dishwasher and Microwave
- Stainless Sink under mount

### ELEGANT OWNER'S RETREAT AND OWNER'S BATH

- Luxurious Garden Tub
- Separate Glass Shower Enclosures with Customized Tile Floors and Walls

### NEIGHBORHOOD FEATURES

- Underground Utilities
- An Active Neighborhood Association with Restrictive Covenants to Protect Your Investment
- Permeable Paved Street

### HOME WARRANTY

- 2-10 Home Buyers Warranty

- Builder's and Manufacturer's Limited Warranties

## OPTIONAL FEATURES PER PLAN

### FINISHED TERRACE LEVEL

- Terrace Level Design & Layout Customized for your Future Needs & Lifestyle
- Wet Bar with Custom Cabinets
- Fireplace with Custom Mantle and Surround in Brick or Ceramic Tile
- Exercise Room with Mirrored Wall
- Finished Bathroom with Granite Vanity Top
- Single Piece Crown Molding with 4" Baseboard Throughout

### HOME TECHNOLOGY FEATURES

- Pre-Wiring for Home Technology Networking, Advanced Security, Home Automation, Distributed Audio/Video and Home Theater Systems

## AVAILABLE UPGRADES

- Quartz Countertops in Secondary Baths
- Hardwood Floors Throughout Second Floor
- Finished Terrace Level
- Premium Lots
- Upgrade Appliance package
- Secondary kitchen/pantry features
- Full Size Refrigerator and Freezer