



1809 LIVE OAK

DESIGNER FEATURES

IN-HOUSE WARRANTY PROGRAM

We go above industry standard with a 1-2-10 year warranty managed by our own staff of experienced professionals.

ENERGY PLUS CERTIFIED

3rd party HERS ratings, reflective radiant barrier roof sheathing to reflect summer heat, programmable thermostats, and more!

MODERN HOME ADVANTAGE

Built-in security systems, smart TV boxes, Kwikset smart locks, multiple WiFi access points, structured wiring panels, and more!

KITCHEN FEATURES

- **Frigidaire Stainless Steel Smudge-Proof Gallery Plus Appliance Package Includes Front Control Electric Range with Total Convection, Over-The-Range Microwave and Dishwasher**
- Moen Spot Resistant Matte Black Kitchen Sink Faucet with Pull Down Sprayer
- 8" Deep Double Bowl Stainless Steel Undermount Sink
- **3cm Quartz Countertops**
- Recessed Icemaker Water Line Connection
- Markraft Flat Panel Kitchen Cabinets with Matte Black Knobs & Pulls. Paint and Stain Finishes
- **42" Wall Cabinets with 2 1/4" Crown Molding**
- Soft Close Doors
- **Revered or Homestead 100% Waterproof LVP Flooring by Shaw Floors**
- **Daltile Color Wheel Classic 3x6 Subway Tile Backsplash in Herringbone Pattern**
- Generation Lighting Matte Black Pendants over Kitchen Island

BATHROOM FEATURES

- Markraft Flat Panel Cabinets with Matte Black Knobs & Pulls in Full Baths
- Double Vanity in Primary Suite Bath
- 36" Raised Height Cabinets in All Full Baths
- Pedestal Sink in Half Bath
- 2cm Quartz Countertop in Full Baths with Square Undermount Sinks
- 36"x60" Tile Shower with Matte Black Framed Glass Door in Primary Bath
- Ceramic Tile Bullnose around Tubs & Showers of Secondary Baths
- **Framed Mirrors over Vanity in Primary Bath**
- Full-View Plate Glass Mirrors over Vanities in Secondary Baths and Oval Mirror in Half Bath
- Moen Gibson Plumbing Fixtures in a Matte Black Finish
- Matte Black Bathroom Accessories
- Gerber Maxwell Raised and Elongated ADA approved Toilets in All Bathrooms
- **12"x24" Ceramic Tile by Daltile in Primary Bath and Revered or Homestead 100% Waterproof LVP by Shaw Floors in all Secondary Baths**

INTERIOR FEATURES

- 9' Ceilings on First Floor with Smooth Finish on all ceilings
- 2 Piece Crown Molding in Primary Suite
- **Sherwin Williams Duration Low VOC Wall Paint in One Whole House Paint Color with White Ceilings**
- All Trim Painted with Sherwin Williams Extra White Semi-Gloss
- Two Panel Interior Doors with Kwikset Matte Black Knobs and Hinges
- Interior Trim Package consists of all pine material, no builder grade MDF components are used:
 - 4 1/4" Baseboards
 - 2 1/4" Casing on all Doors and Windows
 - All Windows include Wooden Jambs
 - Open Railing on First Floor Staircase with either painted square balusters or twisted Iron balusters
- Floor Coverings by Shaw Floors & Daltile
 - **Shaw Floors Revered or Homestead 100% Waterproof LVP in**
 - Foyer
 - Kitchen
 - Dining Area
 - Great Room
 - All Secondary Baths
 - Laundry
 - Daltile 12"x24" Ceramic Tile in Primary Bath with 36"x60" Tile Shower
 - Shaw Floors Graceful Finesse Carpet with 6lb Pad in
 - All Bedrooms
 - 2nd Floor Hallways/Loft
 - Stairs
- 12" deep Ventilated Closet Shelving System with slide in all Bedrooms
- 4 Rows of 16" deep Ventilated Shelving in all Linen and Pantry Closets

- **Elevated Lighting Package by Generation Lighting includes Matte Black Finish in Baths to match Plumbing Fixtures**
- Recessed Lighting in Kitchen and Dining Area
- All Bedrooms/Lofts/Rear Covered Porch Prewired for Future Ceiling Fan Install
- Great Room and Primary Suite include a Matte Black Designer Ceiling Fan with Light Kit
- Smoke Detectors in all Bedrooms
- One Combination Smoke and Carbon Monoxide Detector located on Each Floor
- Security System with Touchscreen Smart Compatible Keypad, Doorbell Camera, One Interior Motion Detector and Wireless Sensors on all Exterior Doors
- Smart TV Box with Conduit to Equipment Location in Great Room
- Cat6 Outlets in Selection Locations
- WIFI Access Points prewired in 2 locations in every home to extend strong WIFI connections throughout
- Structured Wiring Panel Installed in Primary Bedroom Closet with Conduit to the Exterior of the home to support Fiber Optic Installation



EXTERIOR FEATURES

- Fully Engineered Foundation
- Mastic Ovation Vinyl Siding with 5" profile and rustic cedar texture
- 12" Roof Overhangs on all sides with vinyl ventilated soffits
- 30 year Architectural Shingles over Synthetic Roof Underlayment
- Vinyl, Single Hung, Insulated Tilt Windows with Integrated Window Grills on all Windows & Screens for all Operable Windows
- Jeld-Wen 12-Light Glass View Over 1-Panel Front Door
- Seamless Gutters on all First Floor Roof locations
- Rear Covered Porch on all Homes
- All Exterior Door Thresholds with Solid Brick Support
- Garages Fully Sheetrocked
- Insulated Garage Doors with WIFI connectable Garage Door Opener with remote openers and exterior keypad
- Professional Landscaping Package Includes Sod in Front, Sides, and Rear Yard with Attractive Shrubbery Package. Community Irrigation System Maintained by the HOA
- Kwikset DIGI WIFI connectable Deadbolt with Handleset on Front Door. Lockset and Deadbolts on all Exterior Doors in Matte Black Finish
- Concrete Driveway and Front Walk
- Electrical Receptacles at Front and Rear
- 2 Exterior Frostproof Hose Bibs on opposite Front/Rear corners of Home

CUSTOMER CARE

- Our Design Studio Offers Upgraded Packages and Options (Option availability is dependent on stage of construction).
- Pre-Construction and Pre-Drywall Conferences with Buyer (dependent on stage of construction at time of contract)
- New Home Closing Orientation with your Project Manager
- Comprehensive Quality Assurance Program which includes 3rd Party 460 Point Inspections.

ENERGY SAVINGS

- Energy Efficient 15 Seer Electric Heat Pump with Emergency Heat Function in extreme cold
- LP TechShield Radiant Barrier Roof Sheathing Helps Reflect Summer Heat Back from the Roof
- Energy Plus Tested and Certified Homes, Independently Tested
- HERS Rating Independent 3rd Party Inspected and Rated
- Efficient Professionally Engineered Insulation System Includes Composite R-Values of R-38 in Ceilings and R-15 in Walls
- Energy Efficient 50 Gallon Electric Water Heater
- Z-Wave Programmable Smart Thermostats

IN-HOUSE WARRANTY

- Managed with our own staff of experienced professionals
 - You will be provided with full program outline at the time of contract
 - 1 year Builder Warranty
 - 2 year Plumbing/Electrical/Heat & Air Warranty
 - 10 Structural Warranty
- On-Line Warranty Claim Submission available (Phone calls are always an option as well)
- Claims will be responded to within 24 hours
- Emergency After Hours Service available
- Most Claims Completed within 7 Business Days

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PARTNERING WITH
BRANDS YOU TRUST



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