

Modern Farmhouse

Oxford Floorplan



Upgrades Include:

Kitchen and Bath

- White Carrara Marmi Quartz countertops in Kitchen and Primary Bath
- Matte Black and Brushed Nickel finishes throughout
- Premium bath fixtures customized for each design
- Large 60" shower with Rain-shower head in Primary bath and white subway tile surround
- White Shaker cabinets with full overlay and soft-close throughout

Samsung Stainless Steel Appliances

- Counter-depth Side by Side Refrigerator with Dispenser and Ice Maker
- 6.3 cu ft. Smart Freestanding Electric Range with Steam Clean, Wi-Fi, and Voice Control
- Fingerprint Resistant 53 dBA Dishwasher with Height-Adjustable Rack
- 1.7 cu ft Over-the-Range Microwave

Flooring

- Wood look True Touch Invincible® Luxury Vinyl Plank (Extended Manufacturer's Warranty) *
- Marvel® 24 oz. bedroom carpeting in Claystone color (Extended Manufacturer's Warranty) *

Exterior – Full Upgrade Package

- Extended front porch
- Sod – front yard, both side yards, and 10' behind the home.
- Balance of lot seeded
- Shade tree in front yard
- 6 plant landscape package with 3 foundation shrubs and 3 accent shrubs, mulch in front yard planter beds.
- Two-Car Garage with opener and remote access keypad

HIGHLIGHTS

Distinctive Architectural Design Elements

9-foot Ceilings on the first floor

Beautiful Finishes that Draw the Eye and Bring You Home

Stainless Steel Fingerprint Resistant Smart Appliances

High Quality Shaker-Style Cabinetry

Energy Efficient Construction

High Efficiency Furnace & AC

Under-stair Storage, XL attic access & drop down attic stair (at an additional cost)

Specifications

Exterior

- Distinctive architectural design elements
- Certaineed Mainstreet® vinyl siding with Limited Lifetime Manufacturer Warranty (transferrable)*
- Insulated, dual-pane, Low-E, Argon Gas single hung windows
- Dimensional Shingle Roof with Limited Lifetime Manufacturer's Warranty*
- Attached 2-car garage with Clopay® Raised panel garage door and Chamberlain® opener w/ keypad
- Landscaping with front, side, and rear sodding. Remainder of lot seeded.
- Smooth-Star® Fiberglass Entry Door with ¾ clear glass
- TS100 Traditions® Steel Owners Door

Behind the Scenes

- Under stair storage
- Concrete slab foundation
- Tyvek® house wrap
- Dual Cat6/Coax outlets in living room and primary bedroom
- Utility access for cable/internet/phone in garage for future connections
- Bryant® 60,000 BTU gas furnace, 90% efficiency; Model #9116SA
- Bryant® 2.5 Ton 30,000 BTU 14 SEER; Model #GA4SAN
- Bradford® 50-gallon electric hot water heater

Interior

- White painted trim with neutral wall colors
- Sliding glass door off main living space.
- Recessed 2-panel, white doors
- Schlage Plymouth® door hardware
- Wood Look True Touch Invincible® Luxury Vinyl Plank (Extended Manufacturer's Warranty) *
- Marvel® 24 oz. bedroom carpeting in Claystone color (Extended Manufacturer's Warranty) *
- Matte black pendant lighting
- Edison light bulbs
- Low profile LED lights stairwell, hall, and laundry room.

Kitchen

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- White Shaker cabinetry with full overlay and soft close doors, 96" finish height on upper cabinets and crown molding
- Full island wrap in Timeless Shaker White
- White Carrara Marmi Quartz Countertops
- Matte black knobs and pulls
- XL Undermount stainless steel single bowl sink with disposal
- Badger® 1 ½ HP disposal with cord
- Brushed nickel Moen® Nolia one handle pull-down kitchen faucet
- Matte black pendant lights

Primary Bath

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- 42"x 60" shower with white subway tile surround
- White Shaker cabinetry with soft close doors and drawers
- Matte black cabinet hardware
- Semi-frameless glass shower door
- Dual sink with Moen® Hilliard brushed nickel faucets

2nd Floor Hall Bath

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- White Shaker cabinets with full overlay, soft close doors/drawers
- Matte black cabinet hardware
- Moen® Hilliard two handle faucet in chrome
- Delta® Classic one-handle 5-spray bathtub shower faucet control
- 60" tub with 3-piece surround

Powder Room

- Wood Look True Touch Invincible® Luxury Vinyl Plank
- Mansfield® Elongated toilet
- Mansfield Maverick® pedestal sink
- Moen® Hilliard faucet in brushed nickel

2nd Floor Laundry

- Recessed laundry box with hot and cold hose bibbs
- Laundry pan

* See manufacturer warranty for details and exclusions.

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