

OAKS POINTE

Premier Series Features

IMPRESSIVE INTERIORS

- Distinctive beaded plank design doors
- Oak, Maple & White kitchen and vanity cabinets
- Chair rail in kitchen / nook
- Vaulted & volume ceilings (*per plan*)
- Crown molding (*per plan*)
- Smooth walls & ceilings
- Six interior paint colors available
- Door bell and smoke detectors
- Award winning plan designs

ELECTRICAL & APPLIANCES

- Whirlpool radiant top range with built-in microwave (*black*)
- Whirlpool dishwasher and disposal (*black*)
- Telephone jacks in all bedrooms, great/ family room, office/study, kitchen & bonus room (*per plan*)
- Cable jacks owner's bedroom, great/ family room & bonus room (*per plan*)
- Pre-wired for optional ceiling fans in owner's suite, bonus room & family room (*per plan*)
- Front & rear wet weather outlet

FIREPLACE

- Wood burning, direct vent gas or vent see-thru fireplace (*per plan*)
- Marble hearth and facing with a wood mantle surrounding fireplace
- Gas starter & glass doors

FLOOR COVERINGS

- Hardwood in foyer, kitchen/nook & powder rm.
- Stain-resistant carpet with 7/16" (5 1/2 lb) rebond padding
- Armstrong no-wax floors
- Oriented strand board sub-flooring

E-SMART INCLUDED FEATURES

- Equipped with energy monitor
- Equipped with CO detector
- Low Flow Plumbing Fixtures
- Merv-8 Filters
- Low VOC Paint
- Low VOC Carpet
- Programmable T-stat
- CFL Bulbs
- Energy Star Dishwasher
- Low e windows
- Low e door glass
- R-15 Wall Insulation
- R-38 Ceiling Insulation
- R410A Refrigerant
- Advanced Framing Techniques
- Air Barrier/Sealing

HARDWARE/SHELVING/MIRRORS

- Deadbolt locks on all exterior doors
- Satin nickel door hardware
- Privacy locks on bath and bedroom doors
- Closetmaid ventilated shelving
- Large mirrors over bathroom vanities

PLUMBING

- Pre-plumbed ice maker hook-ups
- Double stainless steel sinks
- 50 gallon gas hot water heater (*per plan*)
- Garden tub and separate shower with glass doors in Master bath (*per plan*)
- Cultured marble vanities & sink tops
- Fiberglass tub/shower in 2nd bathroom
- Moen chrome plumbing fixtures
- Two exterior freeze-proof bibs

DISTINCTIVE EXTERIOR

- 4 sided brick
- Maintenance free vinyl siding with wrapped soffits with 50 year warranty
- Fiberglass shingles with 20 year limited warranty

FOUNDATION

- 1 year termite soil treatment
- Block foundations with extensive waterproofing

GARAGE

- Three car side garages
- Pre-wired for garage door opener
- Sectional embossed metal garage door w/ glass inserts

LANDSCAPING

- Sod is standard on front & side yards to the back corner of home
- Seeded back yard w/ KY fescue
- Shrubs planted and mulched front beds

WARRANTY

- 1 year extensive H.A.P.P.Y. builders warranty
- 10 year PWC warranty

WALKS, DRIVES, PATIO & PORCHES

- Exposed aggregate driveways, porches, walks
- Wolverized pressure treated pine decks

WINDOWS & EXTERIOR DOORS

- Anderson vinyl tilt windows with double pane glass (*maintenance free*)
- Cultured marble window ledges; all operable windows have screens
- Insulated 6 panel fiberglass Front doors (*per plan*)
- Sliding glass door or Atrium rear door

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OAKS POINTE

Classic Series Features

IMPRESSIVE INTERIORS

- Distinctive beaded plank design doors
- Maple, cherry and ivory kitchen & vanity cabinets
- Pullouts in lower base kitchen cabinets
- Custom Craft 42" kitchen cabinets w/crown mould at top & granite countertops & Moenstone undermount sink
- Tile Backsplash in kitchen
- 9' ceilings 1st floor
- Interior 2 panel solid core doors with Roman Arch
- Wrought iron interior balusters on all staircases
- Crown mould (per plan)
- 5 1/4" baseboard and fluted cased openings 1st floor
- Six interior paint wall colors
- While built in bookcases in Family Room
- Walk-in storage (per plan)

ELECTRICAL & APPLIANCES

- Whirlpool radiant cook top & self-cleaning double wall oven w/built in microwave
- Whirlpool dishwasher and garbage disposal
- Smoke detectors & door bell
- Generous light fixture allowance
- All bedrooms, family & bonus rooms pre-wired for ceiling fans
- Structured wiring panel w/phone module & video splitter included; six phone & three cable jacks
- Eave lights on four corner of house
- Front and rear exterior wet weather outlets
- Pre-wired security system for 1st floor doors; additional equipment & monitoring service available for purchase

FIREPLACE

- 1 - 42" wood burning w/gas starter & glass doors
- Marble hearth and facing with wood mantle

FLOOR COVERINGS

- Pre-finished hardwood floors in foyer,
- Powder room; kitchen and dining room
- Stain-resistant carpet; 6 lb rebound pad
- Tile floors in wet areas (per plan) and vinyl flooring in laundry room
- Oriented strand board sub-flooring

HARDWARE/SHELVING/MIRRORS

- Satin nickel door hardware
- Dead bolts on all exterior doors
- Privacy locks on bath & bedroom doors
- Closetmaid ventilated shelving in closets & pantry
- Paper holder, towel ring and/or towel bar in bathrooms
- Full length mirrors w/beveled edge in Owners' Bath

PLUMBING

- Pre-plumbed for ice maker hook-up
- 50 gallon gas water heater
- Secondary bathrooms have fiberglass tubs & surrounds
- Cultured marble vanities and sinks in all baths or pedestal lavatory in powder room (per plan)
- 6 jet cultured marble whirlpool & cultured marble shower w/glass doors in Master bath (per plan)
- Elongated commodes in all baths
- Two exterior hose bibs

DISTINCTIVE EXTERIOR

- Brick where indicated (per plan)
- Fiber cement lap siding (per plan)
- Dimensional shingles w/30 year warranty

FOUNDATION

- Block foundations with extensive waterproofing 1 year termite soil treatment

WALKS, DRIVES, PATIO & PORCHES

- Exposed aggregate drives, porches & side walks
- Wolverized pressure treated pine decks

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E-SMART INCLUDED FEATURES

- Equipped with energy monitor
- Equipped with CO detector
- Low Flow Plumbing Fixtures
- Merv-8 Filters
- Low VOC Paint
- Low VOC Carpet
- Programmable T-stat
- CFL Bulbs
- Energy Star Dishwasher
- Low e windows
- Low e door glass
- R-15 Wall Insulation
- R-38 Ceiling Insulation
- R410A Refrigerant
- Advanced Framing Techniques
- Air Barrier/Sealing

GARAGE

- Three car side garages
- Garage door openers (3)
- Metal sectional garage doors w/glass inserts

WINDOWS & EXTERIOR DOORS

- Double hung cellular PVC windows w/wood jambs/sills; SDL grids on front only.
- Screens included on operable windows
- Clear glass picture window over owner's bath tub (per plan)
- Front door is fiberglass 6 panel with ornamental satin chrome handle
- Insulated metal door on all other exterior doors

WARRANTY

- 1 year extensive H.A.P.P.Y. builders warranty
- 10-year PWC warranty

LANDSCAPING

- Sod front and side yards to back corner of home.
- Seeded back yard w/KY fescue.
- Shrubs planted and mulched front beds

Signature Series Features

IMPRESSIVE INTERIORS

- Maple, cherry and ivory kitchen and vanity cabinets
- Pullouts in lower base kitchen cabinets
- Custom Craft 42" kitchen cabinets w/crown mould at top and granite countertops
- Tile Backsplash in kitchen
- Custom Craft 36" tall vanities
- 9' ceilings on first and second floors
- 8' interior & exterior doors on 1st floor and 6'8 on 2nd floor
- Interior 2 panel solid core doors with Roman Arch
- Wrought iron interior balusters on all staircases
- Crown molding throughout except in vaulted ceiling areas
- 5 1/4" baseboard throughout & fluted cased openings 1st fl.
- Eight interior paint wall color & 2 standard trim colors
- White built in bookcases in Family Room and some Master Bedrooms (per plan)
- Walk-in storage (per plan)

ELECTRICAL & APPLIANCES

- Whirlpool Gas cook top & self-cleaning double wall oven w/built in microwave
- Whirlpool dishwasher & garbage disposal
- Smoke detectors & door bell
- Generous light fixture allowance
- Bedrooms, family & bonus rooms pre-wired for ceiling fans
- Hub for specialty wiring expansion
- Minimum 6 phone and 3 cable lines (vary per plan)
- Cable jacks in all rooms except living, dining rooms, kitchen and baths (per plan)
- Eave lights on four corner of house
- Front and rear exterior wet weather outlets
- Working security system for 1st floor doors; additional equipment & monitoring service available for purchase

FIREPLACE

- 1 or 2 (per plan) 42" wood burning w/gas starter & glass doors
- Marble hearth & facing with oversized wood mantle

E-SMART INCLUDED FEATURES

- Equipped with energy monitor
- Equipped with CO detector
- Low Flow Plumbing Fixtures
- Merv-8 Filters
- Low VOC Paint
- Low VOC Carpet
- Programmable T-stat
- CFL Bulbs
- Energy Star Dishwasher
- Low e windows
- Low e door glass
- R-15 Wall Insulation
- R-38 Ceiling Insulation
- R410A Refrigerant
- Advanced Framing Techniques
- Air Barrier/Sealing

FLOOR COVERINGS

- Pre-finished hardwood floors in foyer, powder room, kitchen, living, family & dining rooms
- Stain-resistant carpet; 6 lb rebound pad
- Tile floors in all bathrooms & laundry room (per plan)
- Premium oriented strand board sub-flooring

PLUMBING

- Pre-plumbed for ice maker hook-up
- 50 gallon gas water heater (1 or 2 per plan)
- Secondary bathrooms have steel tubs with full cultured marble surround
- Cultured marble vanities and sinks in all baths (except master having corian countertops) or pedestal lavatory in powder room (per plan)
- Jacuzzi drop in tub in master with tile surround
- Separate tile and glass shower in Master bath
- Elongated commodes in all baths
- White laundry cabinets and stainless steel laundry sink with base cabinet
- Fiberglass laundry sink in garage
- Two exterior hose bibs

EXTERIORS

- Brick where indicated (per plan)
- Fiber cement lap siding (per plan)
- Dimensional shingles w/30 year warranty

FOUNDATION

- Block foundations with extensive waterproofing
- 1 year termite soil treatment

GARAGE

- Three car side or rear garages
- Garage door openers (3)
- Metal sectional garage doors w/glass inserts (per plan)

LANDSCAPING

- Sod front and side yards to back corner of home.
- Seeded back yard w/KY fescue
- Landscape drawings provided
- Shrubs planted and mulched front beds

WALKS, DRIVES, PATIO & PORCHES

- Exposed aggregate drives, porches & side walks
- Wolverized pressure treated pine decks

WARRANTY

- 1 year extensive H.A.P.P.Y. builders warranty
- 10-year PWC warranty

WINDOWS & EXTERIOR DOORS

- Double hung cellular PVC windows with wood jambs/sills; SDL grids on front only. Screens included on operable windows
- Front door is fiberglass 6 panel with ornamental satin chrome handle
- Insulated metal door on all other exterior doors