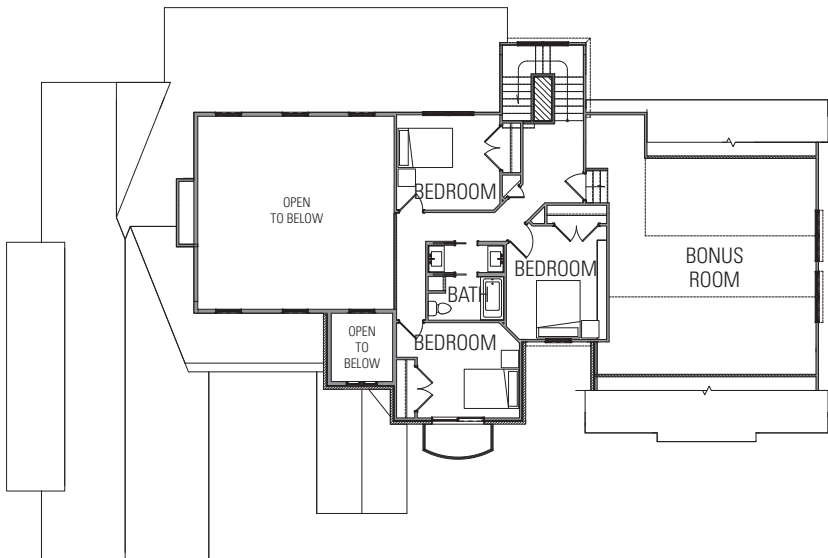
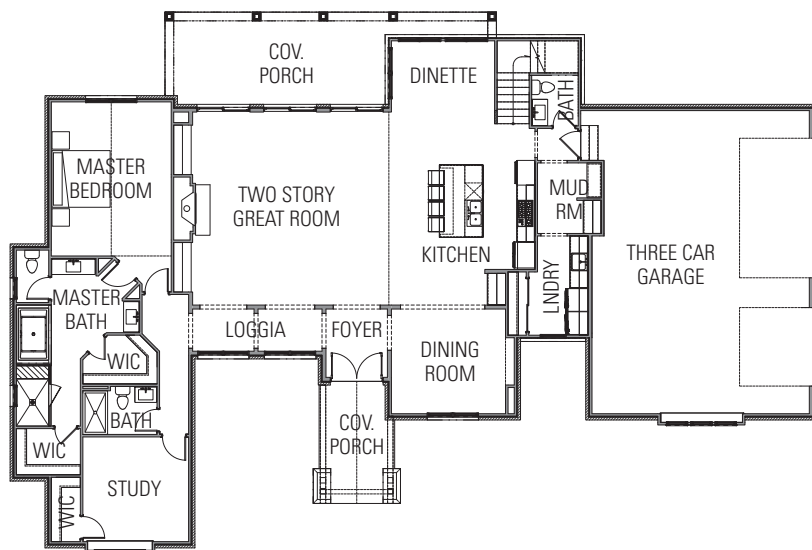


## THE ROOK AT BELLA OAKS

FLOOR PLANS | 3,281 SQ. FT.



## FEATURED AMMENITIES

- White Austin stone and stucco exterior elements
- Double glass and iron entry door
- Two story foyer and Great Room
- Double sliding glass door (16') in Great Room
- 4 Bedrooms, 3.5 Baths
- Open concept Kitchen/Great Room with oversized island
- Custom cabinetry with soft close drawers/doors from Moore's Custom Cabinets
- Stainless steel Café by GE appliances and stone countertops
- 60" linear fireplace with marble surround
- Covered front and back porches
- Loggia and Bonus Room
- Three car garage



**KEEWAYDIN**  
DEVELOPMENTS, LLC





## EXTERIOR FEATURES

- White Austin stone and stucco exterior elements
- Asphalt 30 architectural grade roof shingles and gutters
- Double glass and iron entry door
- Pella 250 series windows
- Double sliding glass door (16') in Great Room
- Well (420') water allowance
- Septic system allowance (\$8,700)
- 250-gallon propane tank
- Landscaping allowance
- Sprinkler system allowance
- Concrete driveway allowance (40' from street)
- Three car garage

## INTERIOR FEATURES

- Zoned high efficiency forced-air electric heat and air conditioning
- 200 amp electrical
- Can lights, ceiling fans, and light fixtures per electrical plan
- Drywall walls and ceilings
- Open cell foam insulation in both walls (R-13) and ceilings (R-23)
- Hard surface allowance (\$26,000 materials and labor)
- Wood grain porcelain flooring throughout
- 60" linear fireplace with marble surround
- Stone/porcelain in bathrooms and shower enclosures
- Ceramic backsplash in kitchen
- Stone countertop allowance
- Painted wood trim
  - Two panel solid core shaker style doors
  - 1 x 4 Casing
  - 1 x 6 Base
  - Crown molding in bedrooms
- Custom cabinetry with full overlay doors and soft close drawers/hinges from Moore's Custom Cabinets
- Cabinet hardware, door hardware, towel bars and paper towel holder
- Professional grade built-in stainless steel Café by GE appliances (side-by-side refrigerator/freezer, oven/range, dishwasher, frontload washer/dryer)
- Delta plumbing fixtures and Kohler toilets
- Custom timber trusses (3) with steel plates

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