

WIREGRASS AT OAK TREE  
STANDARD FEATURES & ALLOWANCES

Exterior Elements

- Shane Rickey designed floor plans
- Oversized 3 car garages with fully insulated garage doors
- Automatic garage door lifts with remote openers and one wall mounted keypad
- Class 4 hail resistant laminate shingles in black or weather wood color
- Covered rear patio with brick veneered ventless fireplace
- Patios wired for fan and TV
- Concrete driveways, and sidewalk to rear patio
- Iron mailboxes with address
- 8 ft. front door in iron or wood
- Anderson 100 series Fibrex high efficiency windows
- Custom landscaping package including full sprinkler system and Bermuda sod
- Exterior includes 2 outdoor faucets and 2 weatherproof outlets
- Full house seamless guttering
- Oversized multi-slide patio door systems
- Connection for gas grill on all rear patios

Energy Star and Construction Features

- One Year COHBA Builders Warranty – engineer designed concrete footings with rebar reinforced slab
- Zip moisture-management green board
- Super seal interior frame insulation package
- Anderson high efficiency double paned Low e glass vinyl windows
- 16 Seer air conditioning units with WiFi controlled thermostats - gas fired 95% efficient furnaces
- One tankless hot water system with recirculating lines
- R-38 fiberglass blown ceiling insulation and R-23 fiberglass netted and blown wall insulation
- 5 yr. termite warranty
- Sound batt insulation for sound control

Wired for Technology

- Full security system with LCD wall control system
- Hardwired smoke detectors and carbon monoxide detectors in each bedroom and hallway per code
- Cable and HDMI wiring per plan
- Smart panel with home run wiring to central panel location
- Flip-of-switch interior fireplace igniting system
- Ring style doorbell
- Under LED kitchen task lighting
- Pre-wired for surround sound in great room and patio speakers



## Interior Design

- Light hand textured walls with eggshell low VOC paint
- Hard wood moldings - no pine or finger jointed moldings
- 7" tall baseboards in main areas & master bed, 5 ¼" baseboards all other areas and 3 ¼ " door casings
- 8 ft. tall solid core interior doors on the lower level
- Standard height (6'8") solid core doors upstairs
- Emtek solid brass door hardware, designer cabinet hardware and Skyline bath accessories
- Designer lighting packages with LED can lights (electrical layout per plan)
- Wood flooring in all public areas and master bedroom
- Tile flooring for all wet areas - \$5.79/sq ft allowance
- Carpet in all secondary bedrooms and master closet, all stairs and upstairs areas if applicable - \$2.75/sq ft
- Bath tile allowance for walls - \$4.49/sq ft
- Choice of interior brick, stone, tile or wood trimmed veneered fireplace with wood mantel
- 36" sealed front high efficiency gas log fireplace

## Kitchen Elements

- 10 ft tall wood cabinetry with full extension and soft close doors and drawers
- GE stainless steel 36" sealed gas range with Broan vent hood system
- GE stainless double full size wall oven with undercounter microwave drawer
- GE stainless upgraded dishwasher with hidden control panel and stainless interior
- GE stainless French style counter depth refrigerator with ice and water in door
- 24" bar wine or beverage fridge
- 3 cm solid surface granite or quartz countertops - \$62/sq ft allowance
- Undermount kitchen sink in 30" stainless or granite resin
- Ceramic tile backsplash (\$6.79/sq ft allowance)
- Moen pull out style kitchen faucet with sprayer in chrome, matte black or gold
- ½ horse garbage disposal

## Bathroom Elements

- 3 cm granite or quartz countertops - \$50/sq ft allowance
- White square undermount sinks
- Wood cabinetry with full extension and soft close drawers and doors with maple or oak drawers
- Roll-in showers with dropped shower pan and walk-in style master showers
- Free standing soaker tub in master bath
- Spare full baths include cast iron tub and shower
- Moen single handle faucets in chrome, matte black or gold

