

Exterior Construction

Foundation: Poured Concrete

Framing: 2 x 6 Exterior Walls

Exterior Siding: CertainTeed Vinyl Siding & Corner Boards

Exterior Paint/Stain: Sherwin Williams

Roof: Asphalt Architectural Shingles

Windows: Silverline Windows, Black Exterior, White Interior

Exterior Doors: Metal, painted Black

Driveway: Asphalt

2 Car Garage: Single Door and Opener with Two (2) Remotes

Front Stairs: Farmer's Porches per plan, Composite Decking with White Vinyl Handrails

Walkway: Pavers

Deck: Composite Decking with White Vinyl Handrails, per plan

Landscaping: Loam, rake, and hydroseed. Foundation plantings by Builder. Includes Irrigation.

Outdoor Spigot: Front and Rear, Frost Free

Sewerage: Town

Interior Construction

Insulation: Per Code to meet HERS Rating of 45

Interior Walls: Skimcoat Plaster, Flat Paint, Two (2) Colors. Darker shades will require an Additional Fee.

Ceilings: 1st Floor 9', 2nd Floor 8', Textured finish

Interior Doors: Smooth Two-Panel Hollow-Core Masonite (painted), Brushed Nickel or Black Hardware

Trim: Door and Window Casing 3 ½", Baseboards 7" 1st Floor, 5 ¼" 2nd Floor, Crown Molding in Dining Room and Family Room.

Interior Paint: Sherwin Williams, Flat Finish on Walls, Semigloss Finish on Trim and Doors

Water Heater: 50 Gallon Hybrid

Heat/AC: Ducted Heat Pump

Telephone/Cable: One (1) Phone and Three (3) Cable

Electrical: 200 Amp Service

features
& specifications

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Lighting Fixtures:

- Twelve (12) Recessed Lights
- \$1750 Fixture Allowance
- One (1) Recessed Light over Primary Shower
- Wired for Two (2) Pendant Lights over Kitchen Island
- Smurf Tube setup over Fireplace
- Wired for One (1) Center Light in all Bedrooms
- Wired for One (1) Ceiling Light in Walk-in Closets
- Wired for One (1) Light over each Vanity Sink
- Bath Fans Vented to Exterior per code

Cabinetry: Per plan from Builder's Selections with 36" Upper Cabinets and Soft-Close Cabinet Doors and Drawers

Kitchen Countertop: Quartz from Builder's Selections

Kitchen Sink: Stainless Rectangular Bowl

Appliances: GE Stainless Steel

- 30" Electric Range
- Over-Range Microwave (Vented to Exterior)
- Dishwasher
- Refrigerator (Water-Line to Refrigerator included)

Bathroom Vanity Countertops: Quartz from Builder's Selections

Bath Fixtures: Kohler Comfort Height Toilets with Soft Close Lids, Oval Sinks


Primary Bath: Site-Built Tile Shower with Two (2) Corner Shelves, Semi-Frameless Glass Enclosure, Tile from Builder's selection

Fireplace: Electric, with Mantle

Flooring:

- Carpet per Builder's Selections in Bedrooms, Loft, and Office per plan
- Prefinished 3 1/4" Hardwood on 1st Floor (excluding Baths and Bedrooms)
- Ceramic Tile Floors in Laundry, Mud Room, and Baths from Builder's Selections
- Stairs: Red Oak Hardwood Treads with Natural Finish, Oak Handrail with White Painted Square Balusters. Stain other than Natural Finish will require an Additional Fee.

Floorplans, elevations, virtual renderings, images, square footage, dimensions, specifications, materials, finishes, and availability of homes are conceptual and estimated for marketing purposes only, and subject to change at any time without notice or obligation. Actual construction may vary according to elevation, construction variance, availability of materials, and mechanical or structural requirements, and do not take into account finishes and options selected. Actual number of stairs at front entry, garage entry, and rear deck are dictated by site-specific conditions. Actual layout may be reverse of shown. © 2025 Oliver Crossing and Habitech Communities.

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