



SHADDOCK  
—HOMES—

# LUXURY INCLUDED

## VILLAGE AT TWIN CREEKS

### Creekwood Amenities

#### GOURMET KITCHENS

- Extensive recessed LED lighting
- Prefinished cabinets, separate island and cabinets for abundant storage
- 4 cabinet stain colors to choose from
- 42" Upper cabinets with crown molding
- Trash rollout enclosure
- Refrigerator enclosure
- Full extension drawer guides and concealed hinges
- 3 cm solid slab granite countertops and ceramic tile backsplash
- Delta® stainless steel single lever pull out faucet
- Stainless Steel Whirlpool Appliance Package with 36" gas cooktop, single wall oven, built in microwave and dishwasher with hidden controls
- Refrigerator enclosure, trash rollout, wood hood, pot & pan drawers under cooktop

#### MASTER RETREAT/BATH

- Delta® Chrome Faucets
- Chrome bath accessories and lighting fixtures
- 1 CM Quartz countertops in all bathrooms
- Hand laid, designer ceramic tile on floors and walls
- Dual sinks in every Master Bath
- Elongated height commode
- Drop in bathtub, separate shower with glass surround

#### ELEGANT INTERIORS

- Ceiling fan in family, block wire in master, game room and covered patio
- Starter oak step
- Raised 6'-8" interior doors with choice of style
- Designer tile in Foyer, Kitchen, Nook, Master Bath, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- Schlage Stratus Chrome interior door knobs
- Your choice of 3 interior door styles
- Privacy locks on hall/powder bath and Master Suite
- Name brand, low VOC carpet with 1/2" carpet pad
- Consultation with our design team to personalize your home at our state of the art Design Studio
- 6 Mantel Style Options
- Choice of 7 low VOC paint colors

#### CUSTOM EXTERIORS

- HardiPlank cement board exterior siding to protect structure from weather elements and sound
- King size clay brick details, cedar, cast stone and shutters standard per elevation
- Distinctive architectural styling per plan
- Elegant 8' tall front door
- 6ft Cedar board on board fence with Steel Posts and gate

- Decomposed granite inside yards, full sod and automated sprinkler system with rain and freeze sensor
- Irrigation drip system surrounding foundation
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Brick Front Porch
- 1/2 horsepower chain driven garage door opener with 2 remotes
- Certain Teed landmark dimensional shingles - limited lifetime transferable warranty
- Covered Patio
- Iconic Gooseneck exterior light fixtures (per plan)

#### ENERGY EFFICIENCY FEATURES

- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- Energy Star Low-E vinyl windows with 366 glass "Tilt-In-Sash" windows with divided light on front elevation, side elevation on corner lots
- Radiant Barrier Roof Decking and R-38 attic insulation provide for a cooler attic and reduction in monthly AC bills up to 17%
- Thermo-Ply® Sheathing provides an efficient building envelope protecting from heat and moisture
- Energy Star Lennox 16 SEER rated Heating and Cooling System engineered specifically for your new home



There may be existing or future design changes made in the floorplans, building products, methods, square footage or designs used in our homes that are not reflected in our information, sales center or in our models. The materials, designs, square footages, features and amenities shown are based upon current development plans, which are subject to change without notice. No guarantee is made that the designs, square footages, materials, features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be of the same type, size or nature as depicted or described. All stone and metal roofs are optional and do not come standard. Prices and terms subject to change without notice. [4.1.2020](#)

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## VILLAGE AT TWIN CREEKS

### Creekwood Amenities - Cont.



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- Electronically controlled air intake with returns in every bedroom
- Return air and passive duct systems
- MERV 8 air filters reduce the particles in the air
- Control remotely Lennox iComfort M30 wi-fi thermostat with smartphone access, excellent tool for lower energy costs
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- Tankless water heater
- Extensive LED lighting throughout the home
- Heating and A/C specifications are engineered and zoned per plan

#### CONSTRUCTION/TECHNICAL DETAILS

- Individually engineer designed post-tension foundation
- All studs 16" on center with stud finger jointed 2" x 4" per plan and construction grade plate material
- PEX Plumbing Systems for a more durable interior plumbing solution that can expand up to 300% to prevent freeze breaks
- Tubes in wall pest control system before termite foundation pre-treatment
- Smoke Detectors and CO2 detectors
- Weyerhaeuser superior 3/4" EdgeGold floor panels-50 year limited warranty

#### QUALITY ASSURANCE

- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- 12 Month Warranty by Shaddock Homes
- 2-year manufactures warranty on heating and A/C systems
- 10 year Third Party structural warranty protection
- Comprehensive quality control inspection before we hand over the keys
- We welcome each homeowner to be involved throughout the construction phase with direct contact to the builder of their home
- Energy Efficiency certification and HERS Rating by 3rd Party
- Quality control inspection before we handover the keys

#### SMART HOME FEATURES

- 1 CAT6 and 1 RG6 in master bedroom and family room; 1 CAT6 and 1 RG6 to D-marc for incoming service
- Security system prewire with 2 keypads, contacts at exterior doors and all operable windows
- Lennor Wi-Fi enabled thermostat



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