

# LUXURY INCLUDED

## EDGEWOOD

### Sprucewood Amenities



SHADDOCK  
—HOMES—  
SAXONY SERIES

#### GOURMET KITCHENS

- So many choices! Personalize your kitchen with:
- Handcrafted and custom designed cabinets in your choice of Rustic, White Oak, Dark Maple, Knotty Alder or Poplar (PG)
- 42" kitchen uppers
- Choice of 4 paint colors or 10 stain grade color cabinets
- Choice of 4 door styles
- Full extension drawers
- 3 cm solid slab granite countertops and ceramic tile backsplash and ceramic tile backsplash
- Delta® stainless steel single lever pull out faucet
- Hand laid ceramic tile on floor
- Stainless Steel Whirlpool Appliance Package with 30" gas cooktop, 30" single oven, built-in microwave and dishwasher with hidden controls

#### MASTER RETREAT/BATH

- Delta® Chrome Ashlyn Series Faucets 8" wide-spread faucets
- Delta® Ashlyn Series bath accessories and chrome lighting fixtures
- Comfort height commode
- Hand laid, designer ceramic tile on floors and walls
- Dual sinks in every Master Bath
- Large showers with decorative

wall and floor tile; separate drop-in tub with tile deck and wood skirt

- Dropped tile shower pan
- Custom painted cabinetry with full extension cabinet drawers

#### ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Preview Nights at Design Center
- Rounded sheetrock corners at impact areas
- Crown Moulding in Dining Room
- 1x6 Baseboards and 1x4 Door Casing throughout home
- Designer tile in Kitchen, Nook, Master Bath, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- Schlage Solstice Chrome interior door levers
- Block and pre-wire in family room, patio, all bedrooms, game room for ceiling fans
- Name brand low VOC carpet with 1/2" carpet pad
- Decora Rocker Light Switches
- Distinctive stained carved wood handrail and newel post on stairways with choice of 3 elegant wrought iron balusters
- Choice of 3 interior doors
- Low VOC paint choice of 7 colors
- Hardwood flooring in entry, extended entry and family

- Inviting 36" Direct-vent fireplace with tile surround
- Single stage paint grade mantle with decorative legs, choice of 6 mantel style
- Full Security system switched at all exterior doors and operable windows with two keypads
- Privacy locks on hall/powder bath and Master Suite
- 7.1 stereo surround wiring in optional media room
- Full extension cabinet drawers throughout home

#### CUSTOM EXTERIORS

- LP® SmartSide® exterior cladding protect structure from weather elements and sound
- King Size Brick with 5/8" cream mortar joints
- Distinctive architectural styling per plan
- Elegant 8' Knotty Alder 2 panel front door
- Schlage Century, Chrome Front Door handleset
- 30 year architectural grade shingles in your choice of 8 colors
- 6ft board on board fence topped with a 1x4 cap stained medium brown with Steel Posts
- Full sod and automated sprinkler system with rain and freeze sensor
- Foundation Irrigation drip system
- Beautiful custom landscape package



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. [9.1.2019](#)

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### Sprucewood Amenities - Cont.



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- Full Guttering with Downspouts
- Decorative Carriage style garage doors with 1 garage 1/2 HP door opener, outdoor keypad and wifi enabled IQ technology. Control and monitor from the convenience of your phone.

#### ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl windows with 366 glass "Tilt-In-Sash" divided light on front elevation
- 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
- Electronically controlled fresh air intake system
- Return air and passive duct systems
- Tankless water heater
- MERV 10 returns air filters to reduce the particles in the air
- 100% LED fixtures throughout house (except decorative fixtures)
- Heating and A/C specifications are engineered and zoned per plan

- Lennox iComfort M30 wi-fi thermostat, excellent tool for lower energy costs
- Variable speed furnace uses approximately 2/3 less energy when compared to single stage
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#### 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
- Termite foundation pre-treatment
- Taexx built-in Pest Control System
- Smoke Detectors and CO2 detectors
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty
- Zip board system
- Engineered I-Joists (two-story homes)
- 4 cable and 4 CAT 6 telephone outlets throughout whole house
- 28" structured wiring panel

#### 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
- 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

- 4 cable and 4 CAT 6 telephone outlets
- Security system prewire with 2 keypads, contacts at exterior doors and all operable windows
- Lennox Wi-Fi enabled thermostat
- Garage door Wi-Fi enabled keypad entry



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