

# LUXURY INCLUDED

## KING'S CROSSING

### Braewood Amenities



SHADDOCK  
—HOMES—

Since 1967 Shaddock Homes has delivered breathtaking home designs and legendary quality. Every attention to detail is skillfully attributed to superb craftsmanship and professionalism from every aspect of the homebuilding process and enjoyed by our homeowners for years to come.

#### GOURMET KITCHENS

- Extensive recessed LED lighting
- Handcrafted and custom designed painted or stain grade cabinets constructed of Rustic White Oak, Dark Maple, Knotty Alder or Poplar (PG)
- Full extension drawers in kitchen and throughout home
- 42" kitchen uppers including 36" wood hood, tray divider, bump out at cooktop, trash drawer, pot and pan drawer and refrigerator enclosure; choice of door style
- Large Island with posts
- 3 cm solid slab granite countertops with choice of profile
- Delta© stainless steel pull-out lever faucet
- Oversized Artisan stainless steel under-mount sink
- Designer Tile flooring
- Level 8 Tile Backsplash laid diagonal or brick lay
- Major Appliances - GE stainless steel package
  - \* GE Profile 36" stainless steel gas cooktop with wood hood & GE liner
  - \* Built-in microwave

- \* GE Profile 30" stainless steel double ovens
- \* GE Profile stainless steel Built-in - Energy Star dishwasher
- \* 1/2 horsepower food disposal in sink

#### MASTER RETREAT/BATH

- 3 cm granite vanity tops with choice of profile
- Delta© Ashlyn Series Faucet 8" widespread Polished Chrome finish pressure balanced
- Relaxing tub with Polished Chrome spout
- Large showers with decorative tile walls & mud pan
- Hand laid ceramic tile floors
- Comfort height commode
- Delta© Ashlyn Series bath hardware
- Custom painted cabinetry with soft close doors and drawers

#### ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Rounded sheetrock corners throughout
- Crown molding in Formal Dining
- 6" Base molding throughout
- Designer ceramic tile in Foyer, Kitchen, Nook, Master Bath, Master Water Closet, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- 10' Plate line with raised 8' solid core interior doors on 1st floor; choice of style

- 9' Plate line with raised 6'-8" hollow core interior doors on 2nd floor; choice of style
- Schlage Solstice Chrome interior door levers
- Decora Rocker Switches Throughout
- Luxurious Level 3 Carpet with 1/2" 6lb carpet pad
- Oak starter step on main stairway of 2-story plans
- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- Privacy locks on Hall/Powder bath and Master Suite
- 3 cm granite vanity tops in Master bath and Powder bath with choice of edge
- Oversized direct-vent fireplace with tile face
- Single Stage paint grade mantle with legs; choice of style(s)
- Full Security system

#### CUSTOM EXTERIORS

- LP® SmartSide® exterior cladding protect structure from weather elements and sound
- Rock Salt finished lead walk and 18' driveway
- Brick front porch and mailbox with cast stone cap
- Covered patios included per plan
- Brick Post with light at each side of drive at curb
- King Size Brick
- 30 year architectural grade shingles



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. [9.1.2018](#)

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### Braewood Amenities - Cont.



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#### CUSTOM EXTERIORS - CONT.

- Cedar Clad garage doors with 1 garage opener per door; 2 remotes, 1 outdoor keypad and 3/4 hp liftmaster opener, wifi enabled with IQ technology
- Foundation Irrigation drip system
- Front and Side yard, 20' of backyard sod and automated sprinkler system with rain/freeze sensor
- Elegant 8' Knotty Alder 2 panel front door with Polished Chrome Schlage Century handleset
- Schlage Century, Chrome front door handle set with connect touchscreen deadbolt
- Keyless deadbolt

#### ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl "Tilt-In-Sash" with divided light on front elevation; choice of colors
- Rheem Tankless Water Heater is space saving, provides an endless stream of hot water- up to 40% in energy costs savings
- 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
- 100% LED lights throughout entire home (except decorative fixtures)
- Zurn PEX Plumbing Systems expands 300% to prevent freeze break, corrosion and build-up

- 80 CFM bath/utility fans
- 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
- Energy Star Certified Lennox 16 SEER rated Heating and Cooling System engineered specifically for your new home
- Electronically controlled fresh air intake
- Return air and passive duct systems
- MERV 10 returns air filters reduce the particles in the air
- LP® SmartSide® Soffit material and Roof Ridge vents for proper ventilation of your attic

#### CONSTRUCTION/TECHNICAL DETAILS

- Interior fire suppression system
- High Efficiency 16 SEER HVAC systems; Variable speed furnace
- Upgraded electrical panel with 320 amp service
- Individually engineer designed post-tension foundation
- Tankless water heater individually engineered for optimal performance
- All studs 16" on center with stud finger jointed 2" x 4" per plan and construction grade plate material
- Engineered 2nd floor joist system
- PEX Plumbing Systems
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates

- Borate Termite Application
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty
- Wireless Access point in ceiling
- 28" Structured wiring panel
- Doorbell camera
- 4 cable and 4 CAT 6 telephone outlets
- Block and pre-wire for ceiling fans in family room, study, all bedrooms, game room, and patio
- 7.1 stereo surround wiring in optional media room with projector pre-wire and pre-wire for 2 sconces
- 5.1 stereo surround wiring in Family Room

#### QUALITY ASSURANCE

- 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
- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- Energy Efficiency certification and HERS Rating by 3rd Party
- Quality control inspection before we handover the keys
- Our energy certification comes from a third party to assure compliance for your new home!



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