

# LUXURY INCLUDED

## LIGHT FARMS

### Dartbrook 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

- Handcrafted and custom designed painted or stain grade cabinets constructed of Rustic White Oak, Dark Maple, Knotty Alder or Poplar (PG)
- 42" kitchen uppers including 36" wood hood, tray divider, bump out at cooktop; choice of door style with crown moulding
- Large islands with stain grade cabinet posts
- Full extension drawers
- 3 cm solid slab granite countertops with choice of edge
- Level 2 ceramic tile backsplash, laid on diagonal
- Delta© stainless steel single lever pull out faucet
- Oversized Artisan stainless steel under mount sink
- GE Profile stainless steel package
  - \* GE Profile 30" stainless steel gas cooktop with 36" wood hood & Elica liner
  - \* GE Profile 30" stainless steel single wall oven with convection
  - \* 1/2 horsepower food disposal in sink

- \* GE Profile stainless steel Built-in - Energy Star dishwasher
- \* GE Profile built-in sensor microwave with glass touch controls

#### MASTER RETREAT/BATH

- 3 cm granite vanity tops with choice of profile
- 3 cm granite in Master Bath and Powder Bath
- 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 elongated commode
- Delta© Ashlyn Series bath hardware
- Custom painted cabinets with full extension drawers

#### ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Extensive LED recessed lighting throughout home
- Rounded sheetrock corners at impact areas
- 6" paint grade base trim throughout; 4" door trim
- Crown moulding in Formal Dining
- Oak Starter Step on main staircase

- 10' Plate line with raised 8' interior doors on 1st floor; choice of style
- 9' Plate line with raised 6'-8" interior doors on 2nd floor; choice of style
- Designer tile in Foyer, Kitchen, Nook, Master Bath, Master Water Closet, Powder Bath, Utility, Secondary Bathroom and Wet Areas
- Schlage Solstice Chrome interior door levers
- Privacy locks on hall, powder bath and master suite
- Block and pre-wire in family room, study, all bedrooms, game room, and patio for fans
- 7.1 stereo surround wiring in optional media room
- Name brand carpet with " carpet pad
- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- Inviting 42" direct vent fireplace with gas logs, tile surround and gas starter
- Single stage paint grade mantle with decorative legs (per plan) and choice of mantle style
- Full Security system switched at all exterior doors and operable windows with two keypads

#### CUSTOM EXTERIORS

- King Size Brick with Buff mortar
- Brick Front Porch
- Elegant 8' Knotty Alder 2 panel front door
- 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. [6.1.2018](#)

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### Dartbrook Amenities - Cont.



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#### CUSTOM EXTERIORS - CONT.

- Lift master 1/2 hp belt driven garage door with IQ technology with 1 garage door opener per door and outdoor keypad
- 6ft board to board fence with Steel Posts
- Full sod and automated sprinkler system with rain sensor, drip lines at planting beds and all trees
- Foundation Irrigation drip system
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Schlage Century, Chrome front door handle set

#### 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 “Tilt-In-Sash” windows with divided light on front elevation
- 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
- 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
- 100% LED light fixtures
- Energy Star 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

- Tankless water heater individually engineered for optimal performance
- Energy Star Certified
- 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
- Smoke Detectors and CO2 detectors
- 28” structured wiring box

- Heating and A/C specifications are engineered and zoned per plan
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- 4 cable and 4 CAT 6 telephone outlets throughout the whole house
- R-13 exterior walls of improved Living
- R-30 Garage Ceilings with Living area above
- R-19 vaulted ceilings and attic walls of living
- R-22 non-blowable ceilings of improved living
- R-38 blowable ceilings of improved living areas
- Weyerhaeuser 3/4” EdgeGold floor panels-50 year limited warranty

#### 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 Construction Manager of their home
- Energy Efficiency certification and HERS Rating by 3rd Party
- Quality control inspection before we handover the keys



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