

LUXURY INCLUDED

INSPIRATION - PHASES 6 & 7A

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 Popular (PG)
- 42" kitchen uppers
- Choice of 4 paint colors or 10 stain grade color cabinets
- Your choice 4 door styles
- Full extension drawers
- 3 cm solid slab granite countertops and designer ceramic tile backsplash
- Delta® stainless steel single lever pull out faucet
- Stainless Steel Whirlpool Appliance Package with 30" gas cooktop, 30" single oven, built-in microwave and dishwasher with hidden controls with under cabinet direct vent hood, stainless steel 50/50 double bowl sink
- Ice-maker water line for refrigerator

MASTER RETREAT/BATH

- Delta® Chrome Ashlyn Series Faucets 8" wide-spread faucets
- Delta® Ashlyn Series bath accessories and chrome lighting fixtures
- Cultured marble, drop edge countertops with integral wave bowl, straight edge

- Hand laid, designer ceramic tile on floors & walls
- Comfort height elongated commode
- Dual sinks in every Master Bath
- Large showers with designer ceramic wall tile
- Separate soaking tub

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
- Choice of 7 low VOC paint colors
- 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 Solstice Chrome interior door levers
- Choice of 3 interior door style options
- CAT 6 Wiring
- Block and wire in family room, all bedrooms, game room and patio for fans
- Name brand low VOC carpet with 1/2" carpet pad

- Single stage paint grade mantle with decorative legs, choice of 6 mantel styles
- Inviting 36" direct vent fireplace with tile surround
- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- Full Security system switched at all exterior doors and operable windows with two keypads
- Privacy locks on hall/powder bath and Master Suite, door to garage

CUSTOM EXTERIORS

- LP® SmartSide® exterior cladding protect structure from weather elements and sound
- 100% Brick home (except for areas above a roof)
- Buff mortar
- King Size Brick with 5/8" mortar joints
- Elegant 8' Mahogany front door with six panes of Flemish glass for luxury, elegance and privacy
- 30 year architectural grade shingles in your choice of 8 colors
- 6ft board to board cedar fence with caps, trim, gate, Steel Posts and 6" pickets
- 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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INSPIRATION - PHASES 6 & 7A the particles in the air

Sprucewood Amenities - Cont.



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- Full Guttering with Downspouts
- Schlage Century, Chrome Front Door handleset
- 1 garage door opener per door; 2 remotes
- 8' Steel garage doors per plan
- Covered patios 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 windows with Clay 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
- Return air and passive duct systems
- Returns in every bedroom
- MERV 10 returns air filters reduce

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
- 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
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- 7.1 stereo surround wiring in optional media room plus one HDMI drop in
- 3/4" T&G OSB, Glued, nailed and screwed into floor joists
- Weyerhaeuser TJI floor system
- Engineered I-Joists (two-story homes)

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
- DHome Best Builder 2008 - 2019

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
- Smart oven with wifi connectivity & touchscreen



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