

LUXURY INCLUDED

LIGHT FARMS - PHASE 4

Braewood Amenities



SHADDOCK
—HOMES—

GOURMET KITCHENS

- So many choices! Personalize your handcrafted and custom designed cabinets kitchen with:
- 3 cabinet wood types
- Choice of 4 paint colors or 10 stain grade color cabinets
- 4 cabinet door styles
- 6 wood hood styles
- 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
- 3 cm solid slab granite countertops with choice of profile
- Delta© stainless steel pull-out lever faucet
- Oversized Artisan stainless steel under-mount sink
- Major Appliances - GE stainless steel package
 - * GE Profile 36" stainless steel gas cooktop with wood hood & GE liner
 - * GE Profile 30" stainless steel double ovens
 - * GE Profile stainless steel Built-in - Energy Star dishwasher
 - * Built-in microwave
 - * 1/2 horsepower food disposal in sink
- Designer Tile flooring
- Level 8 Designer Tile Backsplash laid diagonal or brick lay

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 full-extension drawers

ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Rounded sheet rock corners throughout
- 1x6 Base Molding and 1x4 Door Casing throughout home
- Choice of 7 low VOC paint colors
- 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' interior doors on 1st floor; choice of 4 styles
- 9' Plate line with raised 6'-8" interior doors on 2nd floor; choice of 4 styles
- Schlage Solstice Chrome

interior door levers

- 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 Decora Rocker Switches Throughout
- 7.1 stereo surround wiring in optional media room with projector pre-wire and sconce lighting
- 5.1 stereo surround wiring in Family Room
- Luxurious Level 3 VOC 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 choice of 3 styles of 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
- Personalize with choice of 6 mantel styles
- Full Security system

CUSTOM EXTERIORS

- LP® SmartSide® exterior cladding protect structure from weather elements and sound
- Rock Salt finished lead walk and driveway
- Brick front porch and mailbox
- Covered patios included per plan
- King Size Brick



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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SHADDOCK
—HOMES—

- Elegant 8' Knotty Alder 2 panel front door with Polished Chrome Schlage Century handleset
- Garage doors with 1 garage opener per door; 2 remotes, 1 outdoor keypad and 3/4 hp liftmaster opener, wifi enabled with IQ technology
- 30 year architectural grade shingles
- Foundation Irrigation drip system
- Full sod and automated sprinkler system with rain/freeze sensor
- 6' board on board fence with steel posts, full guttering and down spouts
- Schlage Century, Chrome front door handle set with connect touchscreen deadbolt
- Key-less deadbolt
- 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
- 100% LED fixtures throughout home (except decorative fixtures)

- Borate Termite Application
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty
- Wireless Access point in ceiling
- 28" Structured wiring panel
- Doorbell camera

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

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
- 80 CFM bath/utility fans
- 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

CONSTRUCTION/TECHNICAL DETAILS

- Tankless water heater individually engineered for optimal performance
- Interior fire suppression system
- Generous exterior LED flood lights
- 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
- Engineered 2nd floor joist system
- PEX Plumbing Systems
- High Efficiency 16 SEER HVAC units
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates

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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