

LUXURY INCLUDED

EDGESTONE AT LEGACY

Braewood Amenities



SHADDOCK
—HOMES—

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 of 4 cabinet door styles
- Full extension drawers
- 6 wood hood styles
- 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 36" stainless steel gas cooktop with wood hood & GE liner
 - * GE 30" stainless steel double ovens
 - * GE stainless steel Built-in - Energy Star dishwasher
 - * Built-in microwave

* 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
- Full extension drawers

ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- 1x6 Base Molding and 1x4 Door Casing throughout home
- Rounded sheetrock corners at impact areas
- Choice of 7 low VOC paint colors
- 6" base moulding throughout first and second floor areas
- Crown moulding in Formal Dining
- Distinctive stained carved wood handrail and newel post on stairways with choice of 3 elegant wrought iron balusters
- Designer ceramic tile in Foyer, Kitchen, Nook, Master Bath, Master Water

Closet, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas

- Full extension drawers
- 10' Plate line with raised 8' solid core interior doors on 1st floor; choice of 4 styles
- 9' Plate line with raised 6'-8" interior doors on 2nd floor; choice of style
- 1 Lite, paint grade French doors at Study
- Schlage Solstice Chrome interior door levers
- Block and pre-wire for ceiling fans in family room, study, all bedrooms, game room, and patio
- Decora Rocker Switches Throughout
- Luxurious Level 3 VOC Carpet with 1/2" 6lb carpet pad
- Oak starter step on main stairway
- Privacy locks on Hall/Powder bath and Master Suite
- 3 cm granite vanity tops in Master bath and Powder bath
- Oversized 48 x 40 direct-vent fireplace with a tile surround
- Single stage paint grade mantle with decorative legs, choice of 6 mantel style
- Full Security system
- 7.1 stereo surround wiring in optional media room
- 5.1 stereo surround wiring in Family Room

CUSTOM EXTERIORS

- LP® SmartSide® exterior cladding protect structure from weather elements and sound



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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Braewood Amenities - Cont.



SHADDOCK
—HOMES—

- Rock Salt finished lead walk and driveway
- Brick front porch
- King Size Brick with cream mortar
- Elegant 8' Knotty Alder 2 panel front door with Polished Chrome Schlage Century handleset
- Cedar Clad garage doors with 1 garage opener per door; 2 remotes, 1 outdoor keypad and 3/4 hp liftmaster opener with Wi-Fi enabled IQ technology
- 30 year architectural grade shingles
- Foundation Irrigation drip system
- Full sod and automated sprinkler system with rain/freeze sensor
- Board on Board Cedar fence with steel poles
- Landscaping Stone Edge
- Driveway brick band on each side
- Level 1 Pavers on the Lead Walk
- Schlage Century, Chrome front door handle set with connect touchscreen deadbolt
- Key-less deadbolt

ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl "Tilt-In-Sash" windows with divided light on front elevation; choice of colors
- Energy Star Lennox 16 SEER rated Heating and Cooling System engineered specifically for your new home
- Lennox iComfort M30 wi-fi thermostat, excellent tool for lower energy costs
- Electronically controlled fresh air intake
- 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
- Variable speed furnace uses approximately 2/3 less energy when compared to single stage
- 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)

CONSTRUCTION/TECHNICAL DETAILS

- Tankless water heater individually engineered for optimal performance
- 10' plate on first floor; 9' plate on second floor
- 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
- Borate Termite Application
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty
- Generous exterior LED flood lights
- 4 cable and 6 CAT 6 telephone outlets throughout home
- Wireless Access point in ceiling
- Doorbell camera
- 28" Structured wiring panel

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

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



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