

LUXURY INCLUDED

ESTATES AT ROCKHILL

Sprucewood Amenities



SHADDOCK
—HOMES—
SAXONY SERIES

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 lighting
- Handcrafted and custom designed painted or stain grade cabinets constructed of Rustic White Oak, Dark Maple, Knotty Alder or Poplar (PG)
- 42" Kitchen Uppers
- 3 cm solid slab granite countertops and 12x12 ceramic tile backsplash laid on diagonal
- Delta® stainless steel single lever pull out faucet
- Hand laid ceramic tile on floor
- Full extension drawers
- Stainless Steel Whirlpool Appliance Package with 30" gas cooktop, 30" wall oven, built-in microwave and dishwasher with hidden controls

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 commode
- Dual sinks in every Master Bath
- Large showers with dropped shower pan and tile flooring; separate drop-in tub with tile deck and wood skirt
- Custom painted cabinetry 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
- Rounded sheetrock corners at impact areas
- Crown Moulding in Dining Room
- 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
- Block and pre-wire for fan in family room, study, all bedrooms, and game room
- Name brand carpet with 1/2" carpet pad
- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters

- Inviting 36" Direct-vent fireplace with tile surround
- Single stage paint grade mantle with decorative legs, choice of style
- Full Security system switched at all exterior doors and operable windows with two keypads
- Privacy locks on hall/powder bath and Master Suite
- Full cabinet and undermount sink in Powder Bath
- 7.1 stereo surround wiring in optional media room
- Full extension drawers throughout home

CUSTOM EXTERIORS

- King Size Brick with 1/2" Mortar Joint
- Distinctive architectural styling per plan
- Elegant 8' Knotty Alder 2 panel front door
- Lift master 1/2 hp belt driven garage door with IQ technology with 1 garage door opener and outdoor keypad
- 30 year architectural grade shingles
- 6ft board to board fence with Steel Posts or Iron fencing where required
- Full sod and automated sprinkler system with rain and freeze sensor
- Foundation Irrigation drip system
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Schlage Century, Chrome Front Door handleset



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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ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl windows with 366 glass "Tilt-In-Sash" windows with 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
- Electronically controlled fresh air intake
- Return air and passive duct systems
- MERV 10 returns air filters reduce the particles in the air
- 100% LED fixtures throughout house (except decorative fixtures)

CONSTRUCTION/TECHNICAL DETAILS

- Tankless water heater individually engineered for optimal performance
- 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
- Energy Star Carrier 16 SEER rated Heating and Cooling System specifications are engineered and zoned per plan
- Lennox iComfort M30 wi-fi thermostat, excellent tool for lower energy costs
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- 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

- 4 cable and 4 CAT 6 telephone outlets throughout whole house
- Variable speed furnace uses approximately 2/3 less energy when compared to single stage
- 28" structured wiring panel

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



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