

# LUXURY INCLUDED

## VILLAGES OF STONELAKE - 64' LOTS

### Dartbrook 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 door styles
- Full extension drawers
- 6 wood hood styles
- 3 cm solid slab granite countertops with choice of profile
- Ceramic tile backsplash
- Delta® stainless steel single lever pull out faucet
- Oversized Artisan stainless steel under mount sink
- GE Profile stainless steel package
  - \* GE 30" stainless steel gas cooktop with wood hood & GE liner
  - \* GE 30" stainless steel single oven
  - \* 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 elongated commode
- Framed Mirror
- 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 recessed can lighting
- Rounded sheetrock corners at impact areas
- 6" paint grade base trim throughout
- Crown Molding in Formal Dining
- Oak Starter Step on main staircase
- 10' Plate line with raised 8' doors downstairs; choice of style
- Choice of 7 low VOC paint colors
- 9' Plate line with raised 6'-8" interior doors on 2nd floor; choice of style
- Schlage Solstice Chrome interior door levers
- Decora light switches
- 7.1 stereo surround wiring in optional media room

- Designer tile in Kitchen, Nook, Master Bath, Master Water Closet, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- Block and pre-wire in family room, study, all bedrooms, game room, and patio for fans
- Name brand low VOC carpet with carpet pad
- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- Hardwood flooring in entry, extended entry and family room
- Inviting 42" direct vent fireplace with tile surround
- Single stage paint grade mantle with decorative legs (per plan) and choice of 6 mantel styles
- Full Security system switched at all exterior doors and operable windows with keypad

#### CUSTOM EXTERIORS

- Distinctive architectural styling per plan
- Brick Front Porches
- King sized brick with Cream Mortar
- Elegant 8' Knotty Alder 2 panel front door
- Lift master 1/2 hp belt driven garage door with wifi enabled IQ technology with 1 garage door opener per door and outdoor keypad
- Full sod and automated sprinkler system with rain sensor
- Foundation Irrigation drip system



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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## VILLAGES OF STONELAKE - 64' LOTS

### Dartbrook Amenities - Cont.



SHADDOCK  
—HOMES—

- 30 year architectural grade shingles
- 8ft board to board fence with Steel Posts
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Schlage Century, Chrome front door handle set

#### ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl "Tilt-In-Sash" 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 Efficiency 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
- Energy Star Lennox 16 SEER rated Heating and Cooling System specifications are engineered and zoned per plan
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- CATt 6 Wiring
- 28" structured wiring box
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty

#### QUALITY ASSURANCE

- 12 Month Warranty by Shaddock Homes
- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- 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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#### 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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