

LUXURY INCLUDED

INSPIRATION

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 can lighting
- Custom Knotty Alder cabinets, separate island and cabinets for abundant storage
- 42" Kitchen Uppers
- 3 cm solid slab granite countertops and 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

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 decorative wall

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
- 4 cable and 4 CAT 6 telephone outlets
- Block and wire in family room, all bedrooms, game room and patio for fans
- Name brand carpet with 1/2" carpet pad
- Inviting 36" direct vent fireplace with tile surround

- Distinctive stained carved wood handrail and newel post on stairways with elegant wrought iron balusters
- 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, door to garage

CUSTOM EXTERIORS

- 100% Brick home (except for areas above a roof)
- King Size Brick with 5/8" mortar joints
- Distinctive architectural styling per plan Elegant 8' Knotty Alder 2 panel front door
- 30 year architectural grade shingles
- 6ft board to board cedar fence with Steel Posts and 6" pickets
- 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
- 1 garage door opener per door; 2 remotes
- 8' Steel garage doors per plan



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. 12.1.2018

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Sprucewood Amenities - Cont.



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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
- Electronically controlled air intake
- Return air and passive duct systems
- MERV 10 returns air filters reduce the particles in the air

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
- 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
- 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
- 3/4" T&G OSB, Glued, nailed and screwed into floor joists

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



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