

Woodhill Residence

Floor Plans and Finish Specifications

1130
WOODHILL

HIGHLIGHTS

- 4 Bedrooms (1st floor Master suite)
- 3.5 Baths
- 2 Car oversized garage
- Free-standing Home with private fenced yard
- Craftsman Exterior with Farmhouse chic interior
- Open concept dwelling - living, kitchen, breakfast
- Chefs Kitchen outfitted with Thermador/Bosch

SQUARE FOOTAGE

Interior	3534 sqft
Garage	482 sqft
Back Patio	153 sqft
Front Porch	66 sqft
Total Covered Area	4235 sqft

ENVIRONMENTAL/ENERGY SAVING FEATURES

- Low-E Energy Star windows provide abundant Day-lighting
- Products/Finishes enhancing IAQ (Indoor Air Quality):
 - Wall/Attics – JohnsManville Formaldehyde-free insulation
 - Crawlspace - JohnsManville Closed-cell spray foam
 - High Efficiency LENNOX AC, 2-Zone, 16 SEER rating
 - MERV filtration and healthy fresh air cycling
 - Sherwin Williams/Benjamin Moore Zero/Low VOC paints
- Dual Flush Toilets – half and flush options
- Rinnai on-demand Tankless natural gas water heater
- Lennox WiFi AC control via iPhone/Android
- Attic Radiant Barrier decking, gable vents and ridge vent shingles reduce heat gain in attic
- LED recessed lighting and LED cove lighting with Dimmers

EXTERIORS

- Craftsman cement board siding exterior with gable vents and treated wood crawlspace skirt
- Timber frame cedar wood high entry with wood paneled ceiling
- Craftsman Entry Door with 6 lite beveled glass
- Covered spacious back patio with treated wood decking, outdoor rated ceiling fan
- Ornamental cement block fire pit in backyard
- Black Iron railing on front/back exterior decks and stairs
- Matching seamless gutters and downspouts on all eaves
- 7 foot high treated wood fence with rot board/top cap and smooth side facing backyard with locking gates
- Exterior security lighting on driveway/garage (dusk/dawn photocell controlled)

GREEN Mode
DESIGNS
MODERN DESIGN BUILD

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FOUNDATION/STRUCTURE

- Engineered foundation on 14ft deep bell-bottom drilled piers
- Block and beam crawlspace insulated with JohnsManville closed cell spray foam
- First floor raised 2ft above 500 year flood elevation
- Second floor engineered Truss/I-Joist floor system
- Simpson Strong-tie hold-downs and USP hurricane strapping
- Tyvek Home Wrap vapor barrier sealed with Tyvek tape
- Window wrap seal tape and galvanized metal flashings on exposed exterior doors and windows
- James Hardie cement board siding and trim on exterior
- Extensive poly-seal to ensure all penetrations air sealed
- Low-E vinyl frame windows with Insulated double-pane glass (Picture frame and Double Hung)
- Johns Manville formaldehyde-free Insulation, exceeding COH code requirements
- Radiant barrier foil faced roof decking in attic
- Insulated heavy-duty rated attic door
- 30 year Architectural Shingles by Certainteed

HVAC SYSTEM

- Lennox M30 iComfort Thermostats – Touchscreen/smartphone controls
- Lennox AC system with AprilAire fresh air intake control damper
- Sealed AC grilles and registers
- Exterior vented exhausts on all bathrooms and kitchens
- Carbon monoxide monitors and Smoke detectors interconnected with battery backup.
- 4" thick media Air Filters

INTERIORS/MILLWORK

- Wood floors and stairs - wide plank rustic 5" red oak sourced from Tennessee
- Solid wood stair treads and oak handrail with metal balusters
- Finger joined pine base trim and crown molding
- Extensive wainscoting in foyer/dining room
- Detailed tray ceiling in dining room
- Shiplap accent walls in powder bath and laundry room
- Living room feature wall with built-in adjustable shelves and storage cabinets
- Living room bench seat built-in reading nook, USB outlet and feature wall
- Game room/Media room with extensive built in cabinets and adjustable shelves
- LED cove lighting- multi-color and function in game room/media room
- All recessed lighting and closets with warm white LED bulbs
- Dimmers on ceiling lights in Living, Media and Dining rooms
- Privacy locks on all bedrooms and bathrooms
- Shaker style - 2 panel interior doors with
- Flat face door knobs oil rubbed bronze
- Matching accessory hardware, knobs and cabinet pulls in baths
- Upscale lighting/fans with bronze metal accents throughout
- Cat6 network cable prewire in living room, master bedroom, game room/media room
- Behind the wall blocking for flat panel TVs in living room, game room and master bedroom.
- Ceiling fans with remote controls for speed and dimmable lighting
- Simplisafe Alarm system with smart phone controls, remote monitoring with HPD police dispatch.

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KITCHENS

- Shaker faced cabinets with oil rubbed bronze handles and knobs
- Cabinets feature adjustable shelves and soft close drawers
- Spice rack sized drawers adjacent to Thermador range
- Countertops – natural Quartzite with marble tile backsplash
- Thermador/Bosch stainless steel series kitchen package
- Built in Microwave, Fridge with interior water dispenser and ice maker
- Butler's pantry with built in wine rack and beverage center
- Kitchen Under-cabinet LED lighting
- Built-in pull-out recycle/waste bin cabinet
- Kraus oil rubbed bronze pulldown Spray Kitchen Faucet
- Extra hole in countertop for future drinking water dispenser faucet
- Pneumatic countertop garbage disposal button
- USB Outlets built-in to desks/kitchen outlets for convenient phone/portable device charging

MASTER SUITE

- Master closet features additional high storage with hydraulic upper pull-down clothes hanging rods
- High cove ceiling in master bedroom with LED night lighting
- Spacious master suite with high ceilings, en-suite bath and Barn doors
- Master bath features separate his and hers vanities and private dual flush toilet
- Soaking garden tub by Wyndham
- Black matte bath fixtures by Delta/Jacuzzi
- Separate glass enclosed shower with matching black matte hardware

GARAGE

- Oversized 2 car garage with additional storage space available
- Oak Summit Recessed Panel – 16 ft garage door
- Garage floors painted with slip resistance Sheild Crete textured epoxy
- Liftmaster Auto Opener and 2 remotes, lighted wall keypad and exterior PIN code entry
- Utilities for Rinnai tankless water heater, Electrical Panel, Network located in garage for ease of access

LAUNDRY/MUDROOM

- Utility connections for washer/dryer, electric and gas
- Dog wash area with spray wand or pre-wash for dirty/muddy clothing
- Abundant storage above in the shelves and upper cabinets
- Mudroom features a custom seating area for shoes below, jackets in the middle and storage above

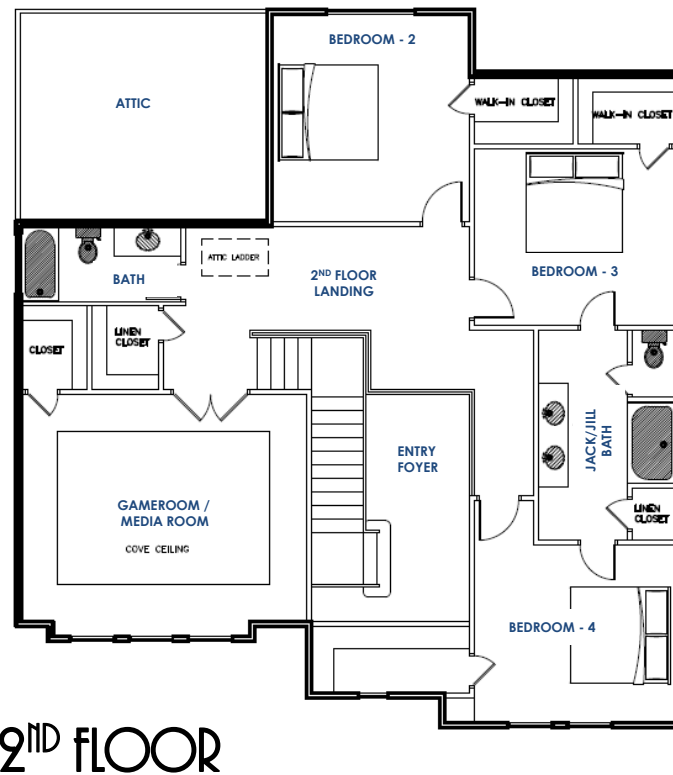
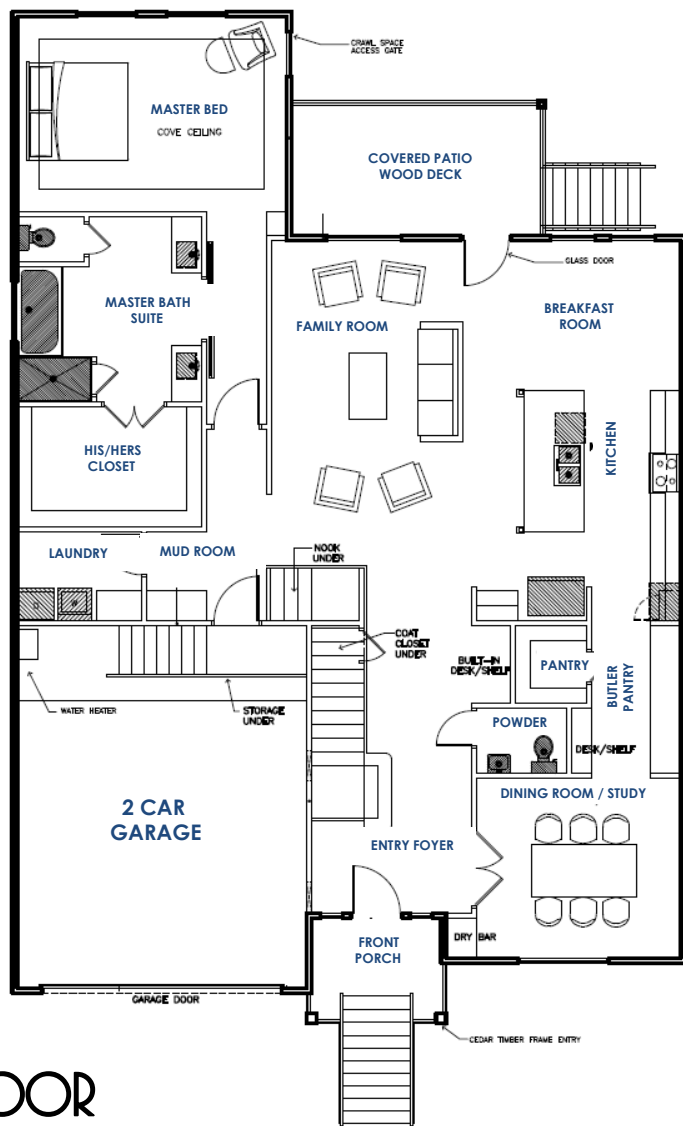
ENERGY EFFICIENCY AND ENGINEERING

- Third Party energy testing by BlueGill Energy
- Blower door home performance test to confirm air tightness
- Duct blast testing on HVAC system to ensure all ducts and joints sealed

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*Note: Specifications, finishes and pricing subject to change without notice at builders discretion. Photos are from builders previous projects at other locations and may not be accurate. Renderings are representations of the Artist. Square footage is approximate. No representation or warranties either expressed or implied are made as to the accuracy of the information here in or with respect to the suitability, usability, merchantability or conditions of any property here in described.