

Lot #2 Sherron Estates

Specification Sheet

1119 Springdale Dr

Front Porch:

- Beaded Board ceiling
- Custom Columns
- Modern Farmhouse front door unit
- Stone Entrance stairs and stone border on porch
- Two lovely wall sconces

Foyer and staircase:

- 10' ceilings
- Designer chandelier light fixture
- Custom high-wainscoting with picture frames above
- Hardwood floors
- Wood stair treads with Modern wood square balusters and large starter posts
- Single door closet

REAR SCREENED PORCH AND PATIO RETREAT

- 12 ft wide double sliding doors to Family room
- Custom beaded board ceilings
- Recessed lighting
- Outdoor fan on screened porch
- French door leading down to patio
- 12' x 12' concrete patio

Dining room:

- Cathedral ceiling with distressed stained wood truss style beams
- Hardwood floors
- Lots of windows to side and rear yard!

First floor full bath:

- Lovely cabinetry with custom framed mirror
- Stone countertop
- Custom shower tile walls and tile flooring
- Decorative crown molding

Family room:

- 10 ft ceilings
- Custom modern fireplace mantle with stone surround and picture frame above
- Custom built in arched cabinet with floating shelves above
- Hardwood flooring
- Beautiful 12 foot wide sliding patio doors
- Recessed lighting
- Custom hanging fixture

Kitchen:

- 10 ft ceilings
- Hardwood flooring
- Granite countertops 3 cm
- Granite backsplash with granite riser above cooktop
- Designer wood cabinetry with dovetailed drawers and soft close doors
- GE Stainless steel appliances
- Deep aluminum sink
- Recessed lighting over Island

Downstairs Office (Potential Inlaw Suite):

- 10 foot ceilings
- Ceiling medallion with custom fixture
- Beautiful full length picture frame on all walls
- Crown molding
- Hardwood flooring
- Double door closet

Mudroom:

- 10 foot ceilings
- Hardwood floor
- Custom-built in bench with hooks and storage

Master suite:

- 10 foot ceilings
- Cathedral ceiling with distressed stained wood beams
- Custom light fixture
- Large picture frames on accent wall
- Lots of rear windows including large picture window to rear yard
- Hardwood floors

Master bathroom:

- 10 foot ceiling
- 1 Large double vanity with stone countertops
- Designer vanity lights
- Custom framed mirrors
- Pedestal Soaker tub with wainscoting behind
- Custom Tile surround shower with seat
- European framed glass shower door unit
- Decorative crown molding
- Large walk-in closet with custom wood shelving with natural lighting above

Laundry room:

- 10 foot ceilings
- Tile floor
- Stone countertop with laundry sink with cabinet storage below
- Custom wall cabinets over washer and dryer

Upstairs bedrooms 3 & 4:

- 9 ft. ceilings
- Large walk-in closets with custom wood shelving
- Designer carpet with upgraded 8 pound padding

Upstairs bathroom for kids:

- Tile floors
- Stone countertops
- Custom painted wood cabinets
- Custom Framed mirrors
- Designer vanity lighting
- Access to hall and bedroom 3

REC ROOM:

- 9 foot ceilings
- Designer carpet with upgraded 8 pound pad
- Double door closet
- Ceiling fan included

Upstairs hallway and "loft" area:

- 9 foot ceilings
- Hardwood floors
- Recessed lighting

Play closet/conditioned storage:

- Great room to for the kids to play
- Great for conditioned storage
- Natural lighting at kid's eye level. They will love this!

Garage:

- 3 car, one double and 1 single
- Auto openers
- Overhead lighting

Exterior features:

- MODERN FARMHOUSE WITH STONE ACCENT EXTERIOR
- Sealed and conditioned crawlspace STONE front foundation
- Energy-efficient vinyl insulated windows
- Schlage door hardware
- Front and rear water faucets
- Front and rear electrical receptacles
- Gutters and downspouts
- Concrete drive and winding walkway to front door
- Dimensional 30 year shingles
- Extensive landscaping and sod

Miscellaneous:

- Award-winning builder
- 10 foot ceilings first-floor 9 foot ceilings second-floor
- Private water well
- Gravity septic system
- Natural gas
- Very highly energy efficient home
- Multiple energy saving features

Note: some of the above specs may change at the builder's discretion