



1116 Hawk Hollow Lane
Wake forest, NC 27587
Tel: 919-349-5598

Havenhomes@havenhomesnc.com

**Lot 16 Harvest View
The Southern Magnolia 3 Car
SPECIFICATIONS
Approx. Heated 3219 SQ. FT.
\$879,900**

OVERVIEW:

- Gravity septic system designed for a 4-bedroom home
- Natural gas service
- Private well
- Covered Porch with deck and steps to grade
- 9' ceilings downstairs and 9' ceilings upstairs, 10' family room

FEATURES:

2 story, 3 ½ bath, open first floor plan, gourmet kitchen with walk-in pantry-scully, drop zone and laundry, custom cabinetry, custom ceiling in dining room, coffer ceiling in family, tray in master, master bath features oversized walk-in shower, large screened porch with bi-parting doors, grilling deck, second floor walk-in storage areas, two car garage and single car garage, sealed crawlspace

CLEARING:

- To the road up front, approx. 15 ft. each side, 20ft. rear, plus septic and driveway

FOUNDATION:

- 8" Block w Parging 3 sides, stone in front
- Sealed crawlspace, no vents, insulated
- Two car garage, 3rd single car garage
- Front porch is concrete with stone border, brick steps and brick detail per plans
- Wrought iron handrails and balusters as required by code

DOORS AND WINDOWS:

- Hollow core interior doors, 2 panel square
- 8' Mahogany double front door
- Rear door is insulated bi-parting, sliding door,
- Windows are white, single hung with tilt vinyl sash and grills between the glass
- All operable windows have screens

FRAMING:

- Ceiling height: 9 feet on first floor, 9 feet on 2nd floor, 10' family room coffer
- ¾" T&G flooring glued and screwed
- House wrap
- ½" OSB reflective sheathing on roof and ½" OSB sheathing walls

EXTERIOR:



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- Brick foundation in front per plan,
- Hardie Board, or equivalent, cement siding on three sides of the house
- Board and Batten Hardie, or equivalent, cement siding on dormers per plan
- Wood deck rails to be treated wood, painted

HVAC:

- 14 SEER AC w Nat Gas 92% furnace downstairs
- 14 SEER Heat Pump for second floor
- Gas installation for service to be supplied to fireplace, cook top, furnace and tankless water heater

ELECTRICAL:

- House wired to code
- Switched outlet wired half hot in master bedroom
- Seven rough ins for paddle fans, four hung in base price
- Two sets of double floods
- Under counter lights in kitchen and butlers
- EV charging outlet in garage

SPECIAL SYSTEMS

- Cable TV per plan, bedrooms and over FP for TV
- Phone in master
- Structured wiring cabinet for all cable and phone terminations with connection box
- Three CAT 6 runs included

ROOFING:

- 30 year Fiberglass shingle over 15 pound synthetic roofing material

FLOORING:

- Tile in all baths, run sq. to the walls
- Engineered hardwoods throughout first floor except beds and closets
- Carpet in master, bedrooms, bonus and up hall
- All steps to be carpeted

FIREPLACE:

- Vented Napoleon 46" linear gas fireplace
- Gas installation supplied to fireplace for gas logs
- Surround to be tile

INSULATION:

- Ceilings: R-38, Walls: R-15, floors: R-19

DRYWALL:

- ½" Smooth finish, painted ceilings throughout the house and garage



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INTERIOR TRIM: MDF

- INTERIOR DOORS: hollow core doors, selected by decorator
- CASING: Trim package selected by decorator
- CROWN MOLDING: TBD, 1 pc crown
- CHAIR RAIL: TBD
- Base board: TBD
- Custom ceiling in dining room
- Trey ceiling in Master with crown
- 10' Coffered ceiling with crown in family room

PAINTING:

- All interiors painted with Sherwin Williams or similar paint
- Paint all ceilings first and second floors
- Designer wall colors (3), extra colors are \$650 each
- Semi-gloss latex paint on all trim, int doors

CABINETS AND COUNTERTOPS: (See Allowances)

- Cabinets are to be Integrity, full overlay style doors, selected by decorator
- Kitchen counter tops are quartz, under mount stainless steel sink
- Master bath is quartz with under mount sinks
- Down guest bath and up guest bath vanity tops to be quartz, undermount sinks

APPLIANCES: (See Allowances)

- Frigidaire Gallery, SS
- 5 burner, 36" gas cook top
- Elica Stainless Steel vented hood,
- Built in microwave and oven stack
- Dishwasher, SS

ACCESSORIES: Better Home Products

- Deadbolts on all exterior doors, all keyed the same
- Entryway handle set on front door
- All interior knobs are lever style, selected by decorator
- Lighting fixtures throughout the house selected by decorator

GARAGE INTERIOR:

- Two car garage, sheet rocked, taped trimmed and painted
- Single car garage, sheet rocked, taped trimmed and painted
- Overhead door, 8'x16', 1/3 hp auto opener with 2 remotes and keypad
- Overhead door, 8'x9', 1/3 hp auto opener with 2 remotes

SCREENED PORCH:

- Approximately 15' x 12'



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- Built using #2 pressure treated lumber
- PT deck with steps to grade, stained
- Columns, handrails, decking stained and/or painted

FRONT PORCH:

- Concrete porch floor with stone around perimeter
- Ceilings to be stained T&G 1x6
- Wrought iron handrails and balusters as required by code

CONCRETE:

- Driveway to be 12' wide except at entrance
- Minimum pad to be 25' out from the garage doors and approximately 30' long
- 42" walkway to front door
- 42" walkway to deck

PLUMBING: All plumbing valves are to be roughed in with Moen valves

- Kitchen:
 - Stainless steel single bowl gourmet workstation sink
 - Moen faucet (SS)
- Master Bath Walk-in Shower:
 - Shower valve(s)- Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl
- Powder Room:
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl, ADA
- Down Guest Bath:
 - Tub w tile shower surround
 - Tub and shower valve Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl, ADA
- Up Bath:
 - Shower valve Moen
 - Lavatory valve- Moen
 - ADA Toilet- elongated bowl, ADA
- Other:
 - Tankless water heater
 - Washer and Refrigerator hook-up, 1st floor Laundry

Builder reserves the right to field alter some or all the specifications. This is intended as a guide and may not completely represent the "as built" structure.