



Woodlands Crossing Finishes

Cabinetry & Countertops

- Custom cabinets with soft-close hinges and drawers/ stain or paint
- 3 cm quartz countertops throughout
- Designer door and drawer handles

Kitchen & Appliances

- Vented hood to exterior
- Frigidaire Gallery Appliances package or similar

Bathrooms

- Custom framed mirrors in all bathrooms
- Glass shower door in Primary Bathroom
- Soaker tub Primary Bathroom if applicable (per plan)
- Dresser Primary Bathroom Closet or Laundry hamper (plan dependent)
- Custom closet layouts (vary)

Flooring

- Luxury Vinyl Plank (LVP): Living Room, Kitchen, Downstairs Hallways, Primary bedroom
- Carpet: Secondary bedrooms and stairway
- Designer tile: Primary bathroom
- Designer tile with shower surround: Spare bathrooms

Exterior Features

- High efficiency framing w/ Zip system-9 ft sheets for sturdier construction
- Brick and Hardy board siding
- Full privacy fence with 2 walk-gates
- Irrigation system front & back w/ an exterior control
- Gutters and downspouts
- Full Bermuda sod
- Front landscaping package
- Two trees
- Covered back patio
- Maintenance free fascia and soffit

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Lighting & Electrical

- Full lighting package
- 4 disk lights in all bedrooms
- Ceiling fans: All bedrooms & Living Room
- Under-cabinet lighting in Kitchen-varies on location-not all cavities have a light depending on plan
- Garbage disposal
- Smart panel for CAT5 wiring

Windows & Doors

- Guardian garage door unit or comparable unit
- Barr Low-E windows with argon gas

Paint & Finishes

- Interior paint: Sherwin-Williams Flat
- 2" Faux Wood Blinds throughout (2" blinds do not go on sliding doors/opaque windows/garage windows if applicable)
- Custom black metal railing on stairs with powder coating if applicable

Plumbing and Heating

- Full plumbing package
- 50-gallon main hot water tank
- Carrier 15 Seer conventional zoned

Insulation and efficiency

- R-38 heated/cooled attic ceilings
- R-13 heated/cooled exterior walls
- R-11 garage walls

Warranties

- One year builder's warranty
- One year termite policy

Upgrade information

- Front landscaping package similar to 3103 SW Sandalwood prior to sod installation (\$3,000)
- Patio extension if elevation allows it (TBD)
- LVP added to bedrooms
 - \$2,000 per bedroom
 - \$1,000 for primary closet

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