

# WOODS AT GREAT OAKS CONDOMINIUMS

## D E S I G N S P E C I F I C A T I O N S

### EXTERIOR

- Texas limestone and/or brick on each unit's façade with stucco covering the balance
- 20 year composition roof
- Generous landscaping package
- Weather resistant steel garage doors
- Gutters

### GARAGES

- Spacious 1 and 2 car garages per plan with concrete driveways
- Drywall and tape garage walls/ceilings
- Pre wire for automatic garage door opener

### KITCHEN

- Double bowl stainless steel kitchen sink
- Moen single handle faucet with vegetable sprayer
- Water line plumbed for ice-maker
- Fluorescent ceiling lighting
- Whirlpool smooth top range with continuous clean oven and glass oven door with window
- Whirlpool dishwasher, 3-auto cycles, rinse-aid dispenser
- ½ horsepower disposal with stainless steel impellers
- Whirlpool above the range built in microwave
- Granite Tile countertops with ceramic tile backsplash
- 42" upper cabinets
- Designer select ceramic tile flooring in kitchen and dining area

### CONSTRUCTION FEATURES

- Stud placement on 16" centers on exterior and load bearing walls
- Engineered roof and floor trusses
- Engineered post-tension foundations with a pre-pour inspection

### LIVING AREA

- Pre-wired security with window and exterior door contacts
- Textured ceilings / walls
- Interior laundry room with ceramic tile flooring
- Pre-wired for telephone and cable in each bedroom and Living room
- Ceiling fan in living room and master bedroom
- Designer select ceramic tile entry
- Designer select carpet with 1/2" pad
- Smoke detectors per code
- Brushed Chrome door handle levers / hinges
- Accent Rustic finish light fixtures
- Six panel Colonist interiors doors
- Painted sills and aprons on all windows
- Plant shelves in living areas per plan
- Rounded corners throughout except window sills
- Transom and half-round accent windows per plan

### BATHS

- Cultured marble vanity tops
- Ceramic tile surrounds all tubs and showers
- Vanity mirrors in all baths
- Designer select ceramic tile flooring

### ENERGY FEATURES

- Owens Corning Fiberglass
  - R 13 exterior walls
  - R 22 and/or R 30 in ceilings
  - R 22 in vaulted areas
- Poly-cel caulking around all exterior bottom plates, plumbing and electrical outlets, and exterior doors and windows
- Exterior sheeting for added strength and insulation
- Low "E" white aluminum frame windows
- High-efficiency A/C system with Seer 14
- 50 gallon electric water heater

Specifications, materials, plans, designs, and price subject to change without prior notice.