

Oak Shores Community Special Features List

EXTERIOR:

- Gold Fortified Metal Roof
- Security Deadbolt on Front & Rear Door
- Raised Panel Double Designer Steel Garage Door 18' x 8'
- Pre-Wired Two-Car Garage Door
- Low Maintenance Shutters (per plan)
- Covered Porch (per plan)
- Concrete Reinforced Driveway
- Low Maintenance 4" White Aluminum Fascia and Vinyl Soffit
- Sherwin-Williams Standard Paint - 1 Flat color selection - Trim White Satan
- Fully Sodded Yard
- Dent-Resistant, Smooth Fiberglass, Raised Panel Front Door

INTERIOR:

- 10' Ceilings Throughout House Tongue and Groove Wood Trey Ceiling in Family Room
- Crown Molding Throughout
- 7" Wide x 5mm Thick Waterproof Interlocking Luxury Plank Flooring Throughout Entire Home
- Ceramic Tile Flooring in Laundry Area
- Gas Fireplace in Living - Brick same as exterior up to Mantel
- Quartz/Granite Countertops with Stainless Steel Deep Sink with optional finish on Faucets
- Tiled Backsplash in Kitchen
- Hurricane Impact Resistant Windows and Exterior Doors (hurricane 160 mph)
- 36" Stainless Steel Appliances (Gas Cooktop)
- Range Hood
- 1/2 Horsepower Garbage Disposal
- 36" Designer Soft Close Cabinetry
- High-end Lighting Package
- High-end Plumbing Package
- Sherwin-Williams Standard Paint - Walls 1 Flat Selections - Trim White Satan/Semi-gloss - Ceilings -Flat Standard
- In-Stock Interior Doors with Optional Finish on (at this point) Door Hardware Throughout.

MASTER BED

- Tongue and Groove Wood Trey Ceiling
- 7" wide x 5mm Thick Waterproof Interlocking Luxury Plank Flooring, same as the main area

- Walk-In Closet (per plan) with Wood Closet Shelving

MASTER BATH

- 6.6' ft Soaker Tub
- Full Tile Shower w/deco Shower Flooring
- Built-In Soap Cutout in Shower
- Double sink Vanity with Quartz Countertops & Vanity Mirrors
- Water Saving Commode
- Oversized Heavy Glass Shower Door
- Tile Shower and Wall behind Standalone Tub, all Full Baths
- 36" Tall Glass Mirrors Above the Vanity
- Adult Height Vanity with Quartz Countertops and Vanity Mirrors
- Optional Finish Faucets Throughout
- Water Saving Commode
- Air King® Exhaust Fan, Vented to Exterior in All Baths

TECHNOLOGY, SAFETY & SECURITY

- Arc-Fault Protected Circuit Breakers
- Smoke and CO Battery Backed Detectors (located per plan)
- Lighting Fixture Allowance (per plan)
- GFI Outlet in All Designated Wet Areas
- Switched Overhead Light (reinforced for easy fan installation in bedrooms)

ENERGY SAVING FEATURES

- Electric HVAC
- R-30 Insulation in Attics
- Two Exterior Freeze-Resistant Hose Bibs
- Two Exterior Weatherproof Electrical Outlets
- R-13 Insulation in Exterior Framed Walls
- Double Pane, Low Emittance (Low-E) Vinyl Windows
- Gas Tankless Hot Water Heater

OTHER:

- Home Orientation Meeting with Builder (Pre-Construction)
- One-Year Builder Warranty
- 6-year Foundation Warranty
- Warranties are Pursuant to AHLB (Alabama Home Licensure Board) guidelines.