

OAKWOOD CONSTRUCTION, LLC

It's All Included

THE BURR OAK

1. **Five** bedrooms, **4** baths
2. **5th Bedroom** on 1st Floor can be Study or Den
3. **Walkout basement**
4. **Pella Proline** - aluminum clad windows with Argon filled low-E insulated glass
Pella exterior doors
5. Stucco front over **Tyvec** and **Last-A-Meric** paint
6. Large bay window in dining room
7. **Smart Board** siding and trim on exterior
8. **Extensive trim** throughout home
9. Hardwood floors in entry, entry to kitchen, kitchen, breakfast area, ½ bath & back hall
10. Hardwood floors have sealer coat plus **two** finish coats
11. Large utility room with ceramic tile floor
12. Ceramic tile floors in all wet areas of upstairs baths
13. Three car fully insulated garage
14. Delden's premium **Delcraft Plus** insulated steel garage doors
15. 8' tall garage doors for oversized vehicles
16. Wired for garage door openers
17. **Granite** counter tops in kitchen with ogee edge
18. Custom built cabinets in kitchen include
 - Raised panel doors & ends
 - Dual drawer glides
 - Trash container built into cabinets
 - Glass upper cabinet doors next to Dining Room
 - Pull-out shelves for pots & pans
 - Flip down panel for sponges & pads
 - Under counter lighting
 - Large walk-in pantry
 - Large angled island with raised breakfast bar
 - Concealed hinges
19. **V** breakfast room, with walls of glass
20. Upgraded **WHIRLPOOL SEALED BURNER GAS COOKTOP**
21. Upgraded **STAINLESS WHIRLPOOL** microwave oven
22. Upgraded **STAINLESS WHIRLPOOL CONVECTION OVEN**
23. Upgraded **STAINLESS WHIRLPOOL Tall Tub** dishwasher
24. **30"** **STAINLESS WARMING DRAWER**
25. 1/3 hp garbage disposal
26. Water line is provided for ice-maker
27. Upgraded **Delta** faucets
28. **Lennox** fireplace with gas logs
29. Built-in entertainment cabinet / bookcases next to Fireplace
30. Greatroom Prewired for surround sound
31. Ceramic facing on great room fireplace
32. Spectacular two story entry with iron Spindles, oak stair caps, and open stairway
33. Box out for Hutch in Dining Room
34. **Lennox** gas furnace
35. **Lennox** add-on heat pump
36. **Humidifer** is included
37. Spectacular Master Suite
 - Large bay window
 - See-through fireplace
 - Large **Este** whirlpool tub by **Jacuzzi**
 - Walk-in glass block shower with two shower heads
 - His and Her vanities separated by Cabinet & drawer stack
 - **Emperador Dark MARBLE vanity tops**
 - **HUGE HIS & HER** walk-in closets
 - Space for **TV** concealed behind 2 way mirror in master bath
38. All bedrooms wired for ceiling fans
39. Walk-in closets in every bedroom
40. Truss floor system
41. Top Notch HP tongue and groove sub floor, with limited life time warranty, glued and nailed
42. **30** year laminate roof
43. Pre-finished aluminum gutters and downspouts
44. 6 category-5 telephone jacks
45. 7 cable television jacks
46. 200 amp electrical service
47. All canister light fixtures are standard
48. All copper water lines
49. **2 - 40 gal.** water heater
50. Shut-off valves on all fixtures
51. Stub for ¾ bath in basement
52. All bath fans have automatic back draft dampers
53. **R-40** attic insulation (flat ceilings of home)
54. Upgraded insulation package with all doors and windows foam caulked
55. Drain tile on exterior and interior of foundation
56. All wall ties are patched
57. Sump pump in basement
58. Hot sprayed asphalt damp-proofing on exterior foundation
59. Screens on all operable windows
60. Exterior shutters on front bedroom and master closet windows
61. Round columns on front porch
62. Brass address plate on front of home
63. Upgraded **Frieze Stanimaster Xtra lite, Dupont Tactesse** carpeting throughout home
64. Upgraded **Oil Rubbed Bronze Lever** hardware on all doors
65. Deadbolt locks on exterior doors
66. Driveway poured to 4000psi (exceeds code)
67. Cultivated bluegrass sod
68. Professional landscaping to include foundation shrubbery & yard trees
69. **Lawn sprinkler system included**
70. Low maintenance **Composite Deck & Rails** with aluminum spindles & stairs to yard