

# OAKWOOD CONSTRUCTION, LLC

It's All Included

## THE GOLDEN OAK

1. **1 ½ Story plan with open loft & 2 story Greatroom**
2. **Four** bedroom, **3 1/2** baths
3. **Tiered** walkout basement with **11'** ceilings
4. **Pella Proline** - aluminum clad windows with Argon filled low-E insulated glass
5. **Pella** exterior doors
6. Stucco front over **Tyvec** and **Last-A-Meric** Paint
7. **Smart Board** siding and trim on exterior
8. Extensive trim throughout home to
9. Hardwood floors in entry, entry to kitchen, kitchen, breakfast area, half bath & back hall
10. Hardwood floors have sealer coat plus **two** finish coats
11. Large utility room with space for second refrigerator or ironing board, with ceramic tile floor
12. Ceramic tile floors in all wet areas
13. Three car oversized fully insulated garage
14. **Wood Stained, Carriage Style, steel insulated, 8' tall Garage Doors**
15. **Granite** counter tops in kitchen
16. 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
  - **V** breakfast room, with walls of glass
17. Upgraded **WHIRLPOOL SEALED BURNER GAS COOKTOP**
18. Upgraded **STAINLESS WHIRLPOOL** microwave oven
19. Upgraded **STAINLESS WHIRLPOOL CONVECTION OVEN**
20. Upgraded **STAINLESS WHIRLPOOL TALL TUB** dishwasher
21. **30" STAINLESS WARMING DRAWER**
22. 1/3 hp garbage disposal
23. Water line is provided for ice-maker
24. Upgraded **Delta** faucets
25. **Lennox** fireplace with gas logs
26. Built-in entertainment cabinet / bookcases next to Fireplace
27. Prewired for surround sound
28. Natural stone facing on great room fireplace
29. Spectacular two story entry with iron spindles, oak stair caps, and open stairway to landing
30. Full view **Front door** with **Wrought Iron Scroll**
31. **Lennox** gas furnace
32. **Lennox** add-on heat pump
33. **Humidifer** is included
34. Spectacular Master Suite
  - Large bay window
  - See-through fireplace
  - Large **Este** whirlpool tub by **Jacuzzi**
  - Walk-in shower with two shower heads
  - His and Her vanities separated by large drawer stack
  - Large window above vanity
  - Large walk-in master closet with pull down rods for extra hanging space
  - Space for **TV** concealed behind mirror in master bath
35. All bedrooms wired for ceiling fans
36. Walk-in closets in every bedroom
37. Truss floor system
38. Top Notch HP tongue and groove sub floor, with Limited Life Time Warranty, glued and nailed
39. **30** year laminate roof
40. Pre-finished aluminum gutters and downspouts
41. **6** category-5 telephone jacks
42. **7** cable television jacks
43. 200 amp electrical service
44. All canister light fixtures are standard
45. All copper water lines
46. **2- 40** gal water heaters
47. Shut-off valves on all fixtures
48. Stub for ¾ bath in basement
49. All bath fans have automatic back draft dampers
50. **R-40** attic insulation (flat ceilings of home)
51. All exterior doors and windows are foam caulked
52. Drain tile on exterior and interior of foundation
53. All wall ties are patched
54. Sump pump in basement
55. Hot sprayed asphalt damp-proofing on exterior foundation
56. Screens on all operable windows
57. Exterior shutters on front bedrooms and master closet windows
58. Round columns on front porch
59. Brass address plate on front of home
60. Upgraded **Frieze Staninmaster Xtra lite, Dupont Tactesse** carpeting throughout home
61. **Oil Rubbed Bronze lever** hardware on all doors
62. Deadbolt locks on all exterior doors
63. Driveway poured to 4000psi (exceeds code)
64. Cultivated bluegrass sod
65. **Lawn sprinkler system**
66. Professional landscaping to include foundation shrubbery and yard trees
67. Low maintenance **Composite Deck & Rails with** aluminum spindles and stairs to yard