Wakefield HOMES, L.C.

OAKWOOD Lots 10, 15 & 16
Hamilton Model (Elevations A & B) or Wellington Model (Elevation B)
INCLUDED FEATURES

EXTERIOR FEATURES:
- **Hardieplank Siding with Stone Veneer on Foundation Front & Sides**
- **Flagstone paved front porch stoop and Leadwalk to Driveway**
- **Fiberglass Front Door with Insulated Glass Sidelites**
- **30-year Fiberglass/Asphalt Dimensional Shingles**
- **Public Sewer and Water**
- **Front and Rear Hose Bibs; Front and Rear Weatherproof Electrical Outlets**
- **Decorative Wood & Synthetic Exterior Trim**
- **Professional Landscape Package and Hydro-seeded Lawn**

INTERIOR FEATURES:
- **9' Ceilings Throughout**
- **42" Family Room Gas or Propane Fireplace**
- **Media Package with CAT-6 Wiring**
- **400-amp Electrical Service with Smoke Detectors on each Floor & in each Bedroom**
- **Finished Basement Recreation Room & 3-Piece Bathroom**
- **Two Car Garage with Finished Drywall Interior Walls**
- **Traditional Oak Main & Basement Stairs with Painted Risers & Stained Oak Handrail**
- **Wide-Plank Engineered Hardwood Flooring in Foyer, Study, Dining Room, Family Room, Kitchen, Breakfast Room, 1st Floor and 2nd Floor Hallways, and Primary Suite**
- **Two-panel Solid Core Interior Doors**
- **Wall to Wall Carpeting throughout the 2nd Floor Secondary Bedrooms & Finished Basement**
- **Upgrade Carpet & Pad**
- **Tile Flooring in Mud Room & Laundry Room**

INTERIOR TRIM:
- **Upgrade 5-½" Base & 3-½" Sanitary Casing**
- **Two Piece Crown Molding in Foyer, Study, Dining Room & 2nd Floor Hall**
- **Flat Panel Coffered Ceiling in Family Room**
- **Wainscoting in Powder Room**

BATHROOM FEATURES:
- **Maple Vanity Cabinets with Quartz Tops in Secondary Baths**
- **Traditional Pedestal Sink in Powder Room with Moen Gibson Chrome Faucet**
- **Porcelain Tile Floors and Subway Wall Tile in Secondary Baths (Large Format in Primary Bath)**
- **Elongated Watersaver Toilets (Comfort-Height in Powder Room & Primary)**
- **Moen Gibson Chrome Finish Faucets in All Bathrooms**
- **35" High Vanities in the Primary Bathroom**
- **Freestanding Soaking Tub, Quartz Countertops & Frameless Glass Shower Door in Primary Bathroom**

KITCHEN FEATURES:
- **Traditional Painted Maple Wood 42" Cabinets**
- **Marble-look Quartz Countertops & Subway Tile Backsplash**
- **GE Café 30" 5-Burner Gas or Propane Range**
- **GE Café 30" Self-Cleaning Wall Oven**
- **GE Café Built-in Microwave**
- **GE Café 24" Dishwasher**
- **GE Café 36" Counter-Depth French Door Bottom-Freezer Refrigerator**
- **Stainless Steel Undermount Kitchen Sink with Moen Paterson Faucet**
- **Designer and Recessed Lighting**

ENERGY SAVING FEATURES:
- **Vinyl Double Hung Tilt Insulated Glass Windows with grilles between the glass**
- **Insulated Full View Glass Metal Terrace Door**
- **Air-guard Wall Treatment**
- **R-15 Exterior Wall and R-11 Basement Wall Insulation**
- **R-48 Attic Insulation**
- **Two Zone HVAC; Gas or Propane Heating & Electric AC Zone 1; Electric Heat Pump Zone 2**
- **Humidifier on Zone 1 HVAC System**
- **75 Gallon Water Heater**

BUILDER'S TEN-YEAR WARRANTY PROGRAM