

INCLUDED FEATURES

Black Oaks

at Shannon Ranch



- Attractive hand-set 18" x 18" ceramic tile flooring in kitchen, entry, and wet areas
- Fire-resistant concrete tile roof
- Imperfect smooth drywall finish with rounded corners
- Distinguished 8' raised-panel insulated front door with Kwikset[®] door lever
- Plush carpeting with 6 lb. pad by Shaw Industries[®]
- Beautiful designer-selected exterior color schemes
- Attractive 5 1/4" baseboards
- Spacious 9' and 10' ceiling heights, per plan
- Well-sized windows for natural lighting
- Recessed exterior entry lighting with designer-selected carriage light at garage door
- Exteriors wrapped with double layered weather resistant membrane providing enhanced moisture barrier
- Insulated sectional roll-up garage door
- Laundry room with pre-plumbing for sink



Gourmet kitchen:

- Granite countertop with 6" granite backsplash
- Island with granite countertop
- Generous pantries, per plan
- "Built-in" GE[®] appliance package including 30" gas cooktop with sealed burners, self-cleaning oven, microwave and Energy Star[®] dishwasher
- Beautiful beech cabinetry with "built-to-fit" adjustable upper shelving, maple print interiors, and hidden hinges

- Dual-compartment enameled steel sink with chrome pullout faucet
- Powerful garbage disposal

Elegant beds and baths:

- Stylish slide-in tub with tile surround in master bath
- Separate shower with extended height shower head and glass enclosure in master bath, per plan
- 6" x 6" tile vanity countertop with 6" tile backsplash in master bath

- Dual vanity sinks in master bath
- Spacious walk-in master closet with wooden closet rod and built-in shelving, per plan
- 6" x 6" ceramic tile countertops in secondary baths
- Elongated toilets
- Charming satin nickel light fixtures, per plan
- Designer selected Moen[®] chrome 2-handle faucets
- Overhead lighting in all secondary bedrooms



- Rinnai[®] tankless water heating appliance
- Manabloc[®] home-run manifold plumbing system for efficient water delivery
- Full perimeter rain gutter and area drains
- Radiant barrier roof sheathing
- SunPower Solar System

- All homes are verified with onsite third party inspections and diagnostic testing to ensure quality and comfort
- Energy efficient Carrier[®] heating and air conditioning system with programmable auto setback thermostat
- Dual-paned low "E"-vinyl framed beige windows

- Natural gas at range, furnace, water heater and dryer
- Pre-wired for security system with three keypad locations
- Pre-wired with RG6 cable TV in great room, master bedroom, den and bonus room, per plan
- Front yard landscaping