

The "Napa" villa design of Sans Pierre

Standard Features:

**Base Price:
w/lot included
\$575,000**

Deck & Patio Features:

- ◆ Trex decking and aluminum railings. (See plan for sizes)
- ◆ Standard concrete patio at walkout. (See plan for sizes)
- ◆ 12'x12' deck.

Exterior

Outside (End) & Inside (Center) Units:

Main Level: 1,704 Standard Finished Square Feet

Lower Level: 1,393 Standard Finished Square Feet
(Includes Complete Lower Level Room Finishes)
(Lower Level Fireplace, Entertainment Center and Bar is -
Optional)

Total Finish : 3,097 Finished Square Feet

Mechanical

Electrical Features:

- ◆ 200 Amp Electrical Service.
- ◆ 6 - Telephone jacks per unit.
- ◆ 8 - Cable TV jacks per unit.
- ◆ 29 - Recess lights included.
- ◆ Two doorbell chimes (1 at each floor)
- ◆ Rough in sound system. (allowance: \$974)
- ◆ 3 - exterior outlets.
- ◆ Security system rough-in included.
- ◆ 3 - Garage wall outlets.
- ◆ 1 - Great room floor outlet.
- ◆ Rough in circuit for lower level Bar.
- ◆ Lighting Fixture allowance: \$1,800

H.V.A.C. Features:

- ◆ Rheem central air conditioning.
- ◆ 90 plus high efficiency furnace.
- ◆ Standard Honeywell thermostat.
- ◆ Vented dryer.
- ◆ Vented Hood
- ◆ Aprilaire Humidifier.
- ◆ Lower level completely finished with overhead heat.

Special Construction Features:

- ◆ Poured concrete foundation.
- ◆ Ceiling height: 8'-0" in lower level.
- ◆ Ceiling height: 10'-0" on main level
- ◆ 2x6 exterior walls (Garage is 2x6), 2x4 interior framed walls.
- ◆ Front façade is vinyl Shakertown siding with cultured stone accents.
- ◆ Four-sided architecture.
- ◆ Greenguard House wrap on all exterior walls.
- ◆ Aluminum soffit and fascia.
- ◆ 16'x8' and 9'x8' steel, insulated Garage Door with glass window lites.
- ◆ Belt driven garage door openers with three remotes.
- ◆ Garage walls are insulated, sheet rocked and fire taped.
- ◆ Garage ceiling is sheet rocked and fire taped only, no insulation.
- ◆ Exterior walls are R-19 batted fiberglass insulation, ceiling is R-44 blown fiberglass.
- ◆ All Bathroom, Laundry Room, and Mech. Room is insulated for sound.
- ◆ Sheathing: Walls are 7/16" OSB; Roof is 1/2" Oxboard.
- ◆ Tamko 30 year shingles.
- ◆ Ice and water shield.
- ◆ Standard concrete stoops and sidewalks. (See plan for locations)
- ◆ All interior ceilings to be finished with naples texture.
- ◆ All appliance installation is standard.
- ◆ Three car Garage with asphalt driveway. (See plan for sizes)

Plumbing Features:

- ◆ Delta 2538 Chrome Sink Faucets in All Baths.
- ◆ Delta 470 s.s. sink faucet in the Kitchen.
- ◆ Delta 13120 Chrome faucet in Master Bath Shower.
- ◆ Kohler K-3576 toilet in all Baths.
- ◆ Kitchen sink is undermount stainless steel.
- ◆ Rheem 80 gallon electric water heater.
- ◆ Two exterior lawn faucets. One in front, one in rear.
- ◆ Ice maker hook up for Kitchen refrigerator
- ◆ Gas dryer & cooktop hook up.
- ◆ One floor drain in the Mechanical Room.
- ◆ Water softener rough in. (No water softener included).
- ◆ Rough in for lower level Bar.
- ◆ Lower level 3/4 Bath finish is standard
- ◆ Radon rough-in standard
- ◆ (Optional Radon venting and fan)



**WOODDALE
BUILDERS, INC.**

Interior

Millwork, Doors, & Window Features:

- ◆ Fiberglass front entry door with sidelights.
- ◆ (Optional storm door available).
- ◆ Interior doors are 2 Panel, raised, enameled, see plan for heights.
- ◆ Steel fire rated door at Mud Room to Garage.
- ◆ Deadbolt locks on front door and fire door with flip lever interior and keyed exterior.
- ◆ Standard wood railings with enameled spindles.
- ◆ Closet shelving is white melamine throughout, except designer shelving in MBR closet and Pantry.
- ◆ Door hardware is Schlage, knob style in Nickel. (Interior and Exterior).
- ◆ All casing and base board trim std. size and is site finished Enameled Princeton style.
- ◆ Arched sheet rocked openings throughout both floors; 8' high main level, and std. height in lower level.
- ◆ Marvin Integrity windows.

Laundry & Mudroom Features:

- ◆ Washer and gas dryer hook ups. (Electric is available as an Option).
- ◆ Walk in Mudroom Closet.
- ◆ Ceramic Tile flooring.
- ◆ Base cabinet with drop in laundry tub and counter over washer and dryer.
- ◆ 38" high upper cabinets.
- ◆ (Optional Mud Room bench)

Great Room Features:

- ◆ Direct vent gas fireplace with wall switcch. (Model ST-750).
- ◆ Fireplace has ceramic tile face and a flush ceramic tile hearth, with mantle and box legs with fluted overlays.
- ◆ Entertainment cabinet per plan.

Powder Bath Features:

- ◆ Standard pedestal sink.
- ◆ Designer mirror included, by allowance.
- ◆ One towel bar, one towel ring, and one toilet paper holder.

Painting / Staining Features:

- ◆ Cherry stained cabinets throughout except enameled in Baths and Laundry..
- ◆ All Base, Casing, and Doors throughout are enameled.
- ◆ All interior walls will have two coats of paint.

Dining Room Features:

- ◆ Formal Dining Room openings to Foyer, and Butler.
- ◆ Optional Study available with French Doors.

Owner's Private Bath Features:

- ◆ 36"x48" Fiberglass shower stall
- ◆ Soffit over the shower and vanity.
- ◆ Clear glass sliding shower door with chrome trim.
- ◆ Cultured marble vanity top with two molded bowls.
- ◆ Ceramic tile flooring with wood base trim.
- ◆ Two towel rings, one towel bar, and one toilet paper holder.
- ◆ 36" x 72" steeping tub—skirted.
- ◆ Mirrors are the length of the vanity and extend to the soffit.
- ◆ 7' high face frame linen cabinet.
- ◆ 34" high Enameled vanity with one bank of drawers and square raised panel doors.

Kitchen / Cabinet Features:

- ◆ 48" upper cabinets with square raised panel doors, and F-610 cabinet cove in Cherry.
- ◆ All cabinets are site finished.
- ◆ One bank of drawers.
- ◆ One double waste basket rollout.
- ◆ One breadboard.
- ◆ Flush center Island. (Optional 16" raised snack counter).
- ◆ Walk in Pantry.
- ◆ All cabinets throughout home have hidden hinges and are completely vinyl lined.
- ◆ Granite countertops with 4" set-on granite backsplash.
- ◆ Vented designer wood hood above cook top.
- ◆ Built-in oven and microwave cabinet.
- ◆ (Optional Butler cabinet)

Flooring Features:

- ◆ Site finished Common Walnut Wood flooring throughout the Kitchen, Dinette, Pantry, & Foyer
- ◆ Ceramic Tile flooring throughout the Owner's Private Bath, Laundry, Mudroom, Lower Level Bath.
- ◆ Carpet flooring throughout the Great Room, Dining Room, Master Bedroom, stairs, lower level Recreation Room, and Lower Level Bedrooms.

Miscellaneous Features:

- ◆ Carpet flooring allowance is \$ 25.00 / square yard.
- ◆ Ceramic tile flooring allowance is \$14.00 / square foot.
- ◆ Light fixture allowance is \$1,800.
- ◆ Appliance allowance is \$6,170.
- ◆ Address stone is included, location to be determined by Wooddale.
- ◆ Final cleaning of interior prior to move in, including interior and exterior window cleaning.
- ◆ Landscaping allowance is \$10,000.
- ◆ Exterior lawn sprinklers allowance are std.
- ◆ Retaining wall allowance is \$6,000.
- ◆ Completely sodded lot included.