

# King Oaks

## Standard Feature Sheet - Single Family Homes



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### INTERIOR | STANDARD FEATURES

- Luxury Vinyl Plank in all Common Areas
- Ceramic Tile in Bathrooms & Utility
- Plush Scotchgard Carpet with ½ inch, 6LB pad (All Bedrooms & Bedroom Closets)
- 9'-10' Vaulted ceilings in the main living areas (Entry, Living, & Kitchen) (Plan Permitting)
- 9' Plate around Exterior Walls
- 8' Interior Doors
- Square Corners on Walls & Windows
- 1 x 6 Smooth Pine Baseboards & 1 x 4 Smooth Pine Door Casings
- Soft Close Cabinet Doors throughout home
- Cabinet Hardware Throughout
- LED Disc Lights in the Living Room
- Ceiling Fan in the Living Room, Study & Bedrooms (Plan Permitting)
- Rocker Style Light Switches
- Lever Door Handles
- Chandelier-style Light Fixtures with LED Bulbs in Dining and Entry (Plan Permitting)
- Pendant Lights Over Kitchen Island (Plan Permitting)
- 60" Modern Linear Electrical Fireplace in the Living Room with Decorative Trim
- Two-tone Sherwin Williams Paint throughout

### KITCHEN | STANDARD FEATURES

- Stainless Steel Built-In Double Wall Ovens
- Stainless Steel Wood Cabinet Style Vent-a-hood
- Stainless Steel Dishwasher
- Stainless Steel Built-in Microwave
- 36" 5 Burner Electric Cooktop
- 3 CM Granite or Quartz Countertops
- Ceramic Tile Backsplash
- Walk-In Pantry (Plan Permitting)
- 42" Upper Cabinets with Crown Molding
- 34.5" Base Cabinets (Plan Permitting)
- LED Disc Lighting and Pendant Lights
- Single Basin Stainless Steel Kitchen Undermount Sink
- Garbage Disposal

### HOA

- \$804 Annually

### BATHROOM | STANDARD FEATURES

- 3 CM Granite or Quartz Countertops in All Bathrooms
- Free-Standing Tub in the Master Bathroom with Ceramic Tile Surround
- Ceramic Tile Walls in the Master Bathroom Shower & Secondary Bathroom Showers.
- Master Bathroom Walk-in Shower with 2 Shower Heads.
- LED Disc Lights over the Shower and Tub
- Vanity Lights over Sinks
- Decorative Framed Mirrors in Bathrooms (Size Permitting)
- Elongated Toilets - ADA Height
- 1 Built-in Niche in Master Shower
- Elegant 8" Inch Spread Plumbing Fixtures
- 34.5" Base Cabinets in All Bathrooms

### EXTERIOR | STANDARD FEATURES

- 30-Year Owens Corning Architectural Oak Ridge Shingles
- Front Elevation with a combination of rock, brick, and/or siding (plan permitting)
- Side and Rear Fiber Cement Board and Batten with a 25-year warranty (plan permitting)
- Three-tone Sherwin Williams Paint with optional gel siding (per deco package)
- 8' Garage Doors with Garage Door Openers & 2 Remotes
- Covered Porches and Patios
- Gutters over the Garage & Front Porch
- Textured, Painted and Trimmed Garages
- Full Yard Sod with Front Flower Bed & Full Yard Sprinkler System with Rain Sensor
- Wood Privacy Fence with Metal Posts - Stained on Front
- Outside Water Hose Bibs on Each Side
- Pull Down Attic Entry with Ladder
- Broom Finished Concrete Driveway
- 16' Patio Slider
- 48" 8' Single Wrought Iron Entry Door
- Engineered Post Tension Slab

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- 50 Gallon Water Heater(s) (Plan Specific)
- Spray Foam Insulation (Heated & Cooled Areas Only, Excludes Garage) 3.5 inch R-13 Value Walls & 6 inch R-22 Value Open Cell Ceiling
- 15-seer HVAC System (includes Heat Pump) with Smart Thermostat

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\*\*\*Builder reserves the right to change features without notice\*\*\*

Features As of 2/09/2024

# Bella Charca Ph 10 & 11



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## Standard Feature Sheet - Single Family Homes

### INTERIOR | STANDARD FEATURES

- Luxury Vinyl Plank in all Common Areas & Bathrooms
- Plush Scotchgard Carpet with ½ inch, 6LB pad (All Bedrooms & Bedroom Closets)
- 9'-10' High ceilings in the main living areas (Entry, Living, & Kitchen, Plan Permitting)
- 9' Plate around Exterior Walls
- 8' Interior Doors
- Square Corners on Walls
- Smooth Pine Baseboards
- Soft Close Cabinet Doors in the Kitchen and Bathrooms
- LED Disc Lights in the Living Room
- Ceiling Fan in the Living Room, Study - Plan Permitting, & all Bedrooms
- Lever Door Handles
- Chandelier-style Light Fixtures with LED Bulbs in Dining and Entry - Plan Permitting
- Pendant Lights Over Kitchen Island - Plan Permitting
- Cabinet Hardware Throughout
- 60" Modern Linear Electrical Fireplace in the Living Room with Decorative Trim
- 2" White Faux Wood Blinds (All Operable Windows excluding Patio Door)

### KITCHEN | STANDARD FEATURES

- Stainless Steel Built-In Double Wall Ovens
- Stainless Steel Wood Cabinet Style Vent-a-hood
- Stainless Steel Dishwasher
- Stainless Steel Built-in Microwave
- 36" 5 Burner Electric Cooktop
- 3 CM Granite or Siltstone Countertops
- Ceramic Tile Backsplash
- Walk-In Pantry (Plan Permitting)
- 42" Upper Cabinets with Crown Molding
- 34.5" Base Cabinets
- LED Disc Lighting and Pendant Lights
- Single Basin Stainless Steel Kitchen Undermount Sink
- Garbage Disposal

### HOA

- \$480 Annually

### EXTERIOR | STANDARD FEATURES

- 30 Year Dimensional Shingles
- Stucco/Stone Front & Back - Plan Permitting
- Stucco Sides - Plan Permitting
- 8' Garage Doors with Garage Door Openers & 2 Remotes
- Covered Porches and Patios
- Gutters over the Garage & Front Porch
- Textured, Painted and Trimmed Garages
- Full Yard Sod with Front Flower Bed & Full Yard Sprinkler System with Rain Sensor
- Wood Privacy Fence with Metal Posts - Stained on Front
- Outside Water Hose Bibs on Each Side
- Pull Down Attic Entry with Ladder
- Broom Finished Concrete Driveway
- 16' Patio Slider
- 48" 8' Single Wrought Iron Entry Door

### BATHROOM | STANDARD FEATURES

- 3 CM Granite or Siltstone Countertops in All Bathrooms
- Free-Standing Tub in the Master Bathroom with Ceramic Tile Surround
- Ceramic Tile Walls in the Master Bathroom Shower & Secondary Bathroom Showers.
- Master Bathroom Walk-in Shower with 2 Shower Heads.
- LED Disc Lights over the Shower and Tub
- Vanity Lights over Sinks
- Decorative Framed Mirrors in Bathrooms (Size Permitting)
- Elongated Toilets - ADA Height
- 1 Built-in Niche in Master Shower & Secondary Showers.
- Elegant 8" Inch Spread Plumbing Fixtures
- 34.5" Base Cabinets in All Bathrooms

### ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- 50 Gallon Water Heater
- Spray Foam Insulation (Heated & Cooled Areas Only, Excludes Garage)
- 14-Seer HVAC System (with Heat Pump)

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Features As of 10/23/2023