

# King Oaks

## INCLUDED Features Sheet - Single Family Homes



**FLINTROCK**  
BUILDERS

### INTERIOR | INCLUDED FEATURES

- Luxury Vinyl Plank in all common areas
- Ceramic tile in bathrooms & utility
- Plush Scotchgard Carpet with  $\frac{1}{2}$  inch, 6LB pad (all bedrooms & bedroom closets)
- Decorative beam in living room
- 9'-12' Ceilings (per plan)
- 8' Interior doors
- 1 x 6 Baseboards & 1 x 4 Door casings
- Soft-close cabinet doors throughout home
- Cabinet hardware throughout
- Ceiling fan in the living room, study & bedrooms (per plan)
- Rocker-style light switches
- Kwikset matte black lever door handles
- Designer lighting package
- 60" Electric fireplace with mantel and trim surround
- Sherwin-Williams Paint

### KITCHEN | INCLUDED FEATURES

- Gourmet GE stainless steel - cooktop, double oven, microwave, and dishwasher
- Decorative Vent Hood
- 3 CM Granite or Quartz countertops
- Ceramic tile backsplash
- Walk-in butler's pantry (per plan)
- 42" Upper cabinets with crown molding
- Stainless steel kitchen undermount sink
- Garbage disposal
- Dupure classic single-stage filtered water tap at the kitchen sink

### SMART HOME | INCLUDED FEATURES

- Jasco front porch switch
- Kwikset 620 connected deadbolt
- LiftMaster garage door opener
- Honeywell/Resideo smart thermostats
- Alarm.com 750 (ADC) video doorbell
- Alarm.com 'Smart Gateway'-Hub & mobile app
- Skyline's Premium White Glove Services

### BATHROOM | INCLUDED FEATURES

- 3 CM Granite or Quartz countertops in all bathrooms
- Free-standing tub in the primary bathroom
- Ceramic tile walls in the primary bathroom shower & secondary bathroom (per plan)
- Decorative framed mirrors in bathrooms
- Comfort height elongated toilets - ADA Height
- Shampoo niche in the primary shower
- Moen widespread matte black plumbing fixtures
- Raised height vanities

### EXTERIOR | INCLUDED FEATURES

- 30-Year Architectural Shingles
- Masonry and James Hardie Siding (per plan)
- Three-tone Sherwin-Williams Paint
- 8' Garage doors with garage door openers & 2 remotes
- Covered porches and patios (per plan)
- Gutters - Front and Garage Only
- Finished garages
- Full sod & irrigation
- 6' Three rail metal post privacy fence with 48" gate
- 16' Patio slider
- 8' Iron front entry door
- Kwikset electronic deadbolt - matte black
- Borate Termite Treatment applied at the framing stage
- Bulwark pest service with a 60-day bug-free guarantee

### ENERGY-SAVING | INCLUDED FEATURES

- Double Pane, Low E Vinyl Windows
- LED Disc lighting
- 50 Gallon water heater(s) (per plan)
- 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 Wi-Fi thermostat

### HOA

- \$804 Annually

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