

Oak Ridge

Standard Feature Sheet - Single Family Home



FLINTROCK
BUILDERS

INTERIOR | STANDARD FEATURES

- Sand & seal concrete floor throughout
- 8 Foot plate around exterior walls
- 9 Foot vault in Living, Kitchen, Entry, and Primary Bedroom (per plan)
- 6'8" Interior doors
- Squared corners on walls & windows
- Two-tone Sherwin Williams paint throughout
- Medium Monterey drag texture
- Seagull LED disc lights throughout
- Ceiling fans in the Living Room and Master Bedroom.
- 1x6 Smooth pine baseboards & 1x4 smooth pine door casings
- Satin nickel electrical fixtures, bath hardware
- Schlage Stratus Ball Doorknobs
- Delta Stainless Steel Plumbing features

KITCHEN | STANDARD FEATURES

- Stainless steel freestanding glass top range
- Stainless steel built-in dishwasher
- Stainless steel microwave & vent hood combo
- 3 CM Granite or Silestone countertops
- Ceramic tile kitchen backsplash
- Stainless Steel Undermount Kitchen Sink
- Garbage Disposal
- 42" Upper cabinets with crown trim
- 34.5" Base Cabinets

BATHROOM | STANDARD FEATURES

- 3 CM Silestone or Granite Countertops
- Stand up shower with glass doors & ceramic tile walls in the Primary Bathroom
- Ceramic tile walls in the Secondary tub/shower combo
- Elongated Toilets
- 34.5" Base Cabinets

EXTERIOR | STANDARD FEATURES

- 30-Year Architectural Shingles
- Side and Rear fiber cement board and batten with a 25-year warranty
- Front Elevation with a combination of rock, brick, and/or siding (per plan elevation)
- Modern 5 inch, raised nail on numbers
- Three-tone Sherwin Williams Paint with optional gel siding (per deco package)
- Covered Patios (Per Plan)
- 6'8" Six light craftsman style front door
- 6'8" Full glass rear door with integrated blind inserts
- 7' Garage Door
- Full Yard Bermuda sod with front yard flower bed
- Full yard programmable sprinkler system
- 1x6 Pressure treated cedar picket fence with wood posts and a 48-inch gate
- Weatherproof front and rear electrical outlets
- Outside water hose bibs
- PEX plumbing pipes
- Engineered post tension slab
- Broom finished concrete driveway

ENERGY-SAVING | STANDARD FEATURES

- Double Pane, Low E Insulated Vinyl Windows
- LED Disc Lighting & Bulbs
- Exterior Taped Windows
- Polyseal foam in all wall penetrations
- Stand Up 50 Gallon Water Heater
- R-13 fiberglass batt insulation in the exterior walls
- R-38 Blown Insulation in the flat ceiling
- R-22 Fiberglass batt insulation in slopes and under HVAC System unit
- 15-seer HVAC System with programable thermostat

HOA

- \$240 Annually

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Builder reserves the right to change features without notice

Features As of 11/02/2023