



Woodshore

Cobalt Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front and side elevations to 9' per plan
- Upgrade elevations available
- 25-year Black Shadow Shingles
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- 9100 Series insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Nickel finish door hardware
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

CHEF'S KITCHEN

- Flat panel birch cabinets with 30-inch uppers
- GE slide in gas range, dishwasher and space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite kitchen countertops with ceramic tile backsplash
- Undermount stainless steel dual bowl sink with garbage disposal
- Chrome double lever Delta faucet
- Garbage disposal at kitchen sink

LUXURIOUS BATHS

- Round water saver commodes
 - Bath cabinetry will match kitchen selection
 - Cultured marble countertops with integrated square sink per plan
 - Shower/tub enclosure in owner's bath
 - Shower/tub enclosure in secondary bath
 - Chrome bath faucets and tissue holders
 - White pedestal sink and decorative mirror at powder per plan
- **Super shower option or luxury bath option available

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8-inch pad
- Professional decorator assistance with one 2-hour appointment

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Electric washer/dryer connections
- Minimum of 80% high efficiency lighting

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing and windstorm designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE

- Two 15-gallon and eight 5-gallon shrubs in front yard
- One 30-gallon yard tree and one live oak street tree; corner lots to receive one additional side yard tree
- No street trees required on "T" lots
- Fully sodded front and side yards to fence
- Rain diverters at exterior doors per plan
- Two exterior hose bibs with anti-siphoning device
- 6.5-foot-tall stained rite-wood privacy fence at rear yard with one gate. Fence includes 1"x6" pickets, rot board, and 2"x6" top rail cap; Side fences on interior lots to include good neighbor fences

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





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Silver Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations with 6:12 roof pitches
- Brick on front, side, and rear elevations to 9' per plan
- Brick front entry walls
- Covered rear patio sized per plan with wood column(s)
- 30-year dimensional Black Shadow Shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany six panel front door with nickel finish handle set
- Windstorm enhanced carriage style 9100 Series Sonoma insulated steel garage door with decorative hardware
- Pre-wire at garage door for future automatic door opener
- 16-foot driveway with 3-foot privacy walk to entry
- Wrought iron railing on exterior balconies per plan
- Termite prevention program

ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Art niches and archways per plan
- Decorative California rails on rake walls and overlooks per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners first floor accent areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Decorative wood base throughout home
- Wood shelving and hanging rods in closets per plan
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures
- **Fireplace option available (direct vent only)

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- GE slide in gas range, dishwasher, space saving external venting microwave
- Flush-mounted LED down lighting at kitchen per plan
- Granite countertops with ceramic tile backsplash
- Stainless steel dual bowl undermount sink with garbage disposal
- Chrome single lever Delta faucet with vegetable spray
- **Optional island for most plans

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (dual vanities per plan)
- Oversized soaker tub with arm rests in master bath
- Master bath has separate tub and shower with 6X6 white tile shower and tub surround over hardibacker and garden window
- Secondary bathtub/shower has 6X6 white tile over hardibacker
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Wide selection of carpet over 3/8-inch pad
- Professional decorator assistance through Design Gallery with two 2-hour appointments

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- Continuous perforated soffit ventilation per plan
- Third-party insulation inspections
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Electric washer/dryer connections (**gas connections are an available option)

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing designs
- Coach lights at front and rear include down facing fixtures; garage to include eve down soffit lighting per community restrictions
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off access
- Copper wiring with protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Security pre-wire with 3 keypad pre-wire locations, 1 motion detector pre-wire location, contacts at first-floor doors, and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell
- Windstorm certified with storm shields for all windows
- Utility meter located at least 8' behind front of home with plant below

LANDSCAPING PACKAGE

- Professionally designed landscape package includes one 15-gallon shrub, twenty 5-gallon shrubs, and ten 1-gallon plants
- Minimum of two 30-gallon live oak street trees, two 15-gallon ornamental trees, and one 15-gallon canopy tree. Builder reserves the right to utilize pre-existing trees to meet the standards listed above.
- Fully sodded front and side yards to fence
- Gutters at front of home with 2-foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6.5-foot-tall stained rite-wood privacy fence at rear yard with one gate. Fence includes 1"x6" pickets, rot board, and 2"x6" top rail cap Side fences on interior lots to include good neighbor fences
- AC unit to be covered by fence or evergreen shrub

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager





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Gold Series Homes

EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front, side, and rear elevations to 10' per plan
- Covered rear patio sized per plan with wood column(s)
- 30-year dimensional Black Shadow Shingles
- Custom address block
- Energy Efficient 9800 Series Vinyl Windows with LoE366 Cardinal glass
- Divided light windows on front elevation
- Cementitious fiber cement siding, fascia, soffit & trim
- James Hardie window trim
- Stained mahogany front door with leaded glass insert
- Windstorm enhanced carriage style 9100 Series Sonoma insulated steel garage door with decorative hardware, automatic opener and two remotes
- 16-foot driveway with 3-foot privacy walk to entry
- AC unit to be covered by fence or evergreen shrub
- Wrought iron railing on exterior balconies per plan
- Termite prevention program

ELEGANT INTERIORS

- Art niches and archways per plan
- Raised-panel interior doors with decorative casing
- Rounded sheetrock corners at all impact areas
- Nickel finish door hardware and light fixtures
- Dragged Monterey texture at ceilings and walls
- Choice of one-color interior with PPG paint
- PPG white ceiling and trim paint
- Wood shelving and hanging rods in closets per plan
- 42" direct vent fireplace with ceramic tile surround and MDF mantle
- Decorative wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades in family room and master suite
- Two-story homes have traditional stained oak handrails and wrought iron balusters per plan
- Crown molding at entry, master suite and dining room
- Insulated glass panel door at rear entry
- Kichler designer light fixtures

CHEF'S KITCHEN

- High ceilings per plan
- Birch cabinets with 42-inch uppers and choice of colors
- Granite countertops with ceramic tile backsplash
- Stainless steel dual bowl undermount sink with Delta faucet, vegetable sprayer and garbage disposal
- GE built-in appliance package including gas cooktop, microwave external venting hood, oven, and dishwasher
- Flush-mounted LED down lighting at kitchen per plan
- Well-designed workspace with island at kitchen per plan

LUXURIOUS BATHS

- Elongated water saver commodes at all baths
- Bath cabinetry will match kitchen selection
- Cultured marble countertops with square edge and integral rectangular sinks (his and hers vanities at master per plan)
- Oversized acrylic soaker tub with marble tub skirt, tile splash and deck-mounted stainless Delta faucet at master bath
- Master has separate tub and shower with garden window and choice of 12X12 ceramic tile shower surround over hardibacker
- Nickel finish accessories in master and powder baths
- Choice of 12X12 ceramic tile over hardibacker at secondary baths
- Chrome finish accessories at secondary baths
- White pedestal sink and decorative mirror at powder per plan

DESIGNER FLOORING

- Ceramic tile choice at entry, kitchen, breakfast, all baths, and utility
- Wide selection of carpet over 1/2-inch pad
- Five hours of Professional decorator assistance

ENERGY EFFICIENCY FEATURES

- Energy efficient Energy Plus program by CastleRock
- 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter
- Gas-fired tankless water heater sized per plan
- High efficiency central gas heating
- Ridge vent, soffit vent and air hawk attic ventilation per plan
- On-site weather-stripped exterior doors
- Poly seal on all base plate and wood penetrations to exterior
- Dual-pane LowE366 windows with double locks
- Honeywell programmable thermostat
- Minimum of 80% high efficiency lighting
- Third party insulation inspections
- Electric washer/dryer connections *gas connections are an available option

ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered/designed post-tension foundations
- Engineered subfloor I beam systems on all two-story homes
- Engineered framing and windstorm designs
- Coach lights at front and rear include down facing fixtures; garage to include eve down soffit lighting per community restrictions
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system and main water shut-off access
- Copper wiring with protective housing at exterior GFCI outlets
- Media outlet (data line & cable TV) at family, master, study, and media per plan
- Cable TV pre-wire at game room per plan
- Security system with control panel, battery backup, 1 interior siren, 3 keypad pre-wire locations, 1 finished keypad, 1 finished motion detector at family, contacts at first-floor doors and 3 additional motion or glass break pre-wire locations
- Lighted front entry doorbell
- Utility meter located at least 8' behind front of home with plant below
- Windstorm certified with storm shields for all windows

LANDSCAPING PACKAGE

- Professionally designed landscape package includes one 15-gallon shrub, twenty 5-gallon shrubs, and ten 1-gallon plants
- Minimum of two 30-gallon live oak street trees, two 15-gallon ornamental trees, and one 15-gallon canopy tree. Builder reserves the right to utilize pre-existing trees to meet the standards listed above.
- Fully sodded front, side, and rear yards with full sprinkler system
- Gutters at front of home with 2-foot returns per plan
- Two exterior hose bibbs with anti-siphoning devices
- 6.5-foot-tall stained rite-wood privacy fence at rear yard with one gate. Fence includes 1"x6" pickets, rot board, and 2"x6" top rail cap; side fences on interior lots to include good neighbor fences

CUSTOMER SERVICE HIGHLIGHTS

- Two-year warranty for materials and workmanship (see warranty)
- Ten-year structural component warranty (see warranty)
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

