



## Woodshore

Mercury Series Homes

### EXTERIOR FEATURES

Exclusive exterior designs with brick, stone, stucco per plan  
 Covered rear patio sized per plan with brick or stone column(s)  
 Slate surface at front exterior entry with choice of four colors  
 Dimensional 30-year weathered-wood shingles  
 Custom address block per community guidelines  
 Choice of White or Almond vinyl window frames per plan  
 Cementitious fiber cement siding, fascia, soffit & trim where applicable  
 Beautiful 8 foot front entry doors in a choice of designs  
 Kwikset Deluxe handleset with separate deadbolt matched to door  
 9100 series Wayne Dalton insulated garage door with a choice of panel styles and decorative hardware  
 Automatic garage door opener with 2 remotes  
 Driveway to be broom finished with smooth picture frame edging  
 Broom finished entry walk

### INTERIOR FEATURES

10' Ceilings first floor and 9' minimum second floor (per plan)  
 Customized interiors crafted for aesthetic impact  
 8' interior doors first floor and 6'8" doors second floor  
 Rounded sheetrock corners at all impact areas  
 Satin nickel door levers on all doors with matching hardware  
 Dragged Monterey texture at ceilings and walls  
 Choice of Sherwin Williams two tone interior paint  
 Wood shelving and stained closet rods in all closets per design  
 42" direct vent fireplace with custom mantle (choices available) and raised hearth per plan  
 Decorative 5 1/4" wood base downstairs and 4 1/4" at upstairs areas  
 Ceiling fan with light kit and dark blades in family, master bedroom, and gameroom  
 Two story home will have stained oak handrails with metal balusters in a choice of styles  
 4 1/4" Crown molding at entry, master suite, dining room, family and study  
 Insulated full lite glass panel door at rear patio per plan  
 Recessed can lights standard per plan  
 White paddle switches throughout

### KITCHEN FEATURES

42" Kent Moore kitchen upper cabinets with stacked crown molding  
 Granite countertops with square edge, tile backsplash, Delta spray faucet, and 1/3 hp garbage disposal  
 9" deep stainless steel 50/50 undermount kitchen sink  
 Recessed can lighting at kitchen and above sink per plan  
 Well-designed work space with island at kitchen per plan  
 Custom built-in accessories in kitchen cabinets

### LUXURIOUS BATHS

Kent Moore bath cabinets in choice of styles and colors  
 Maestro marble tops with rectangular undermount porcelain sinks at master bath  
 Oversized acrylic soaker tub with tile tub skirt, tile surround and deck-mounted Delta faucet at master bath per plan  
 Owner's shower to include mud set shower pan, built-in tile ledge, 3/8" thick frameless shower enclosure, and ceramic tile shower surround over hardibacker with 12X12 ceramic tiles in a choice of colors  
 Framed mirrors at master and powder baths in a choice of styles  
 Brushed nickel fixtures at master and powder baths with matching accessories  
 Powder bath to include furniture style cabinet with vessel sink, Maestro marble countertop and framed mirror  
 Chrome finish fixtures and accessories at secondary baths mounted on cultured marble tops with square edge and integral rectangular sinks  
 Choice of 12X12 ceramic tile over hardibacker at secondary baths

### FLOORING FEATURES

Ceramic tile choice at entry, kitchen/breakfast, all baths and utility  
 Wide selection of carpet over 1/2 inch pad  
 Professional decorator assistance through Design Gallery with a total of 6 hours assistance

### Mercury Advanced Energy Conservation

Energy efficient Energy Plus program by CastleRock  
 16 SEER Lennox HVAC system with environmentally friendly 410A refrigerant, fresh air intake and media filter  
 One 50 gallon gas-fired water heater on homes up to 2.5 baths, two 40 gallon water heaters on homes with 3 or more baths  
 Jumper ducts for pressure balancing  
 Lennox High efficiency central gas heating  
 Ridge vent, soffit vent and air hawk attic ventilation per plan  
 Continuous perforated soffit ventilation per plan  
 Weatherstripped exterior doors  
 Poly seal on all base plate and wood penetrations to exterior  
 Energy efficient dual-pane vinyl windows with LowE366 Cardinal glass  
 Honeywell programmable thermostat  
 High efficiency light fixture package with CFL bulbs per plan  
 Elongated high performance toilets  
 Low flow shower heads and faucets  
 GE built-in stainless appliance package with 36" side-by-side refrigerator, 30" double oven, 36" gas cooktop, 36" vent hood, external venting microwave, and dishwasher  
 Third party insulation inspections

### Engineering and Advanced Comfort Technology

Professionally engineered/designed post-tension foundations  
 Engineered subfloor I beam systems on all two-story homes  
 Engineered frame designs  
 Coach lights at front, rear and exterior garage per plan  
 Combination smoke and carbon monoxide detectors in bedrooms and halls with battery back-up  
 CPVC water distribution system with main water shut off access  
 Copper wiring with protective housing at exterior GFCI outlets  
 Electrical breaker box located in attached garage  
 Phone jacks in kitchen, master bedroom, media, and study per plan  
 Cable TV pre-wired in family, master, gameroom, media, and study per plan  
 Media room includes 5.1 surround sound pre-wire  
 Security package includes: 1 control panel, 1 keypad, 1 interior siren, 2 additional pre-wired keypad locations, 1 motion detector at family, 3 finished glass breaks, contacts at up to 5 accessible doors, and 1 battery backup  
 Optional tech wiring packages available by appointment  
 Lighted front entry doorbell

### 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  
 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  
 Full gutters with splashbocks or piped to drain as necessary  
 Exterior hose bibbs with anti-siphoning devices per plan

### CUSTOMER SERVICE FEATURES

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