



**THE BLUFFS at
HARDWOOD COVE Lot 1**

HOME SPECIFICATIONS:

- Total finished square footage: 5923 (4250 above grade)
- Basement finished square footage: 1673
- 9' first floor and basement ceiling heights, 8' on second floor.

- **EXTERIOR FEATURES:**
 - Certainteed Fiber cement siding with maintenance free composite trim.
 - Cultured Stone Veneer.
 - Energy Star all vinyl Plygem windows with LowE glass, argon gas, and grills between the glass.
 - GAF lifetime architectural shingles.
 - Commercial grade 6" gutters with 3" x 4" downspouts.
 - 36' x 15' Brushed concrete patio with stone-faced wood fire pit and gas barbeque.
 - Pressure treated decking with vinyl rail system.
 - 12' x 19' screened porch with maintenance free Trex decking and vinyl rail system.
 - Brushed concrete front porches and sidewalk.
 - Full landscape package.
 - Asphalt driveway with circular entrance to front.
 - Buried 500 gallon propane tank.

- **INTERIOR FEATURES:**
 - **Gourmet Kitchen/Breakfast Area (15'6" x 11'9"/15'6" x 11'8"):**
 - Energy Star stainless steel appliances.
 - 42" Legacy maple glaze cabinets with auto close drawers.
 - Granite countertops with stainless steel sink.
 - Large island with pendant lighting above.
 - Large walk-in pantry with custom wood shelving.
 - Prefinished 3 1/4" Southern Pacific Mahogany hardwood flooring throughout.

 - **Dining Room (14'8" x 15'6"):**
 - Prefinished 3 1/4" Southern Pacific Mahogany hardwood flooring.
 - Upgraded trim package with 4 piece crown molding, chair rail, shadow boxes.

 - **Entry Foyer (13' x 12'):**
 - Two story ceiling.

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- Three piece crown molding, chair rail, shadow boxes.
- Prefinished 3 1/4" Southern Pacific Mahogany hardwood flooring.
- Oak stair treads with white risers and oak railing and metal balusters.
- **Family Room (18.5' x 15'):**
 - Carpet flooring with 8 lb pad.
 - Custom built-in cabinets with doors and book shelves.
 - Heat N Glo gas direct vent fireplace with granite surround and custom mantel.
 - Coffered ceiling.
- **Living Room (14'8" x 19'4"):**
 - Prefinished 3 1/4" Southern Pacific Mahogany hardwood flooring.
 - Access to screen porch.
- **Laundry Room (9' x 8'):**
 - Ceramic tile flooring.
 - Cabinets and utility sink in laundry room.
- **Mud Room (13' x 9'):**
 - Ceramic tile flooring.
 - Custom built-in cubbies with seats and storage bins.
 - Oak treads with white risers and oak railing and metal balusters.
- **Office (15' x 11'6"):**
 - Prefinished 3 1/4" Southern Pacific Mahogany hardwood flooring.
 - Custom built-in bookshelves and cabinets.
- **Master bedroom (20' x 18'6"):**
 - Carpet flooring in bedroom and closet with 8 lb pad.
 - Large walk-in closet with custom wood shelving and shoe racks.
 - Crown molding.
 - Optional 36" gas fireplace with mantel and granite surround.
- **Master Bathroom:**
 - Ceramic tile flooring.
 - Soaking tub with ceramic tile surround, columns and archway.
 - Full tile shower stall with bench.
 - 3/8" Glass shower door.
 - Granite vanity top with under mount ceramic sinks.
- **Bedroom 2 (15' x 14'6"):**
 - Carpet flooring with 8 lb pad.
 - Private guest suite with full bathroom.
 - Large walk-in closet with custom wood shelving.
 - Pre-wired for cable.

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- **Bathroom 2:**
 - Ceramic tile flooring.
 - Fiberglass tub/shower stall.
 - Granite top vanity with under mount ceramic sink.
- **Bedroom 3 (15' x 13'7"):**
 - Large private homework area.
 - Carpet flooring with 8 lb pad.
 - Large walk-in closet with custom wood shelving.
 - Access to Jack and Jill bathroom.
 - Pre-wired for cable.
- **Bedroom 4 (18' x 13'7"):**
 - Carpet flooring with 8 lb pad.
 - Large walk-in closet with custom wood shelving.
 - Pre-wired for cable.
 - Access to Jack and Jill bathroom.
- **Jack and Jill Bathroom:**
 - Ceramic tile flooring.
 - Fiberglass tub/shower stall.
 - Granite vanity tops with under mount ceramic sinks.
- **Finished Basement:**
 - 15' x 15' Bar area with Hampton Birch engineered hardwood.
 - 22' x 18' carpeted Media room.
 - 23' x 15' Rec room with Hampton Birch engineered hardwood.
 - 18' x 14' carpeted Exercise room.
 - 15' x 15' carpeted Bedroom 5.
 - Full bathroom with granite vanity top, fiberglass tub/shower stall, and ceramic tile flooring.
 - Heatilator 36" gas direct vent fireplace with mantel and granite surround.

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○ **Miscellaneous:**

- Whole house 17KW Generac Generator.
- Insulation: R-15 in walls, R-49 in attic, R-13 in basement and garage walls, caulk and seal package. Spray foam all joist ends in basement.
- Navien tankless hot water heater.
- Moen brushed nickel fixtures.
- Custom lighting fixture package.
- Media room prewired for future projector.
- Three toned custom paint.
- 5 1/4" baseboard trim, Adams casing trim.
- All closets paint grade wood shelving.
- 2 panel Masonite interior doors.
- Schlage brushed nickel door hardware.
- Oak stairs to 2nd level with wainscoting walls.
- Amarr insulated garage doors with Liftmaster belt drive openers, and remotes.

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