

THE WOODS AT BELAIRE

QUALITY FEATURES

COMMUNITY AMENITIES:

- ◆ Minimum 1 Acre + Lot Sizes
- ◆ Home sites to be Graded & Seeded (Disturbed Areas)
- ◆ Belgian Block Curbing at Street Side
- ◆ Underground Utilities; Natural Gas, Electric & Cable
- ◆ SEPTIC & WELL

OUTSTANDING QUALITY CONSTRUCTION:

- ◆ Wide Range of Architecturally Distinct Elevations including Brick and Stucco Fronts
- ◆ Maintenance Free Vinyl Siding front and back
- ◆ Timberline Roof Shingles with 30 Yr. Warranty
- ◆ T.J.I. Silent Floor System
- ◆ Baked Seamless Aluminum Gutters & Leaders
- ◆ Douglas Fir Studs
- ◆ ½" Sheetrock Walls & Ceilings (Glued & Screwed)
- ◆ ¾" Tongue & Groove, (Glued & Screwed) Sub floor
- ◆ **12 COURSE FULL BASEMENTS**
- ◆ Premium Insulated Therma-Tru Front Entrance Door with Sidelights
- ◆ Quality Single Hung Vinyl Clad Windows with Screens & Grills
- ◆ Insulated Sliding Glass Doors
- ◆ Maintenance Free Insulated Garage Doors
- ◆ Concrete Service Walks
- ◆ Paved Asphalt driveway

DESIGNER KITCHENS:

- ◆ Custom Designed Gourmet Kitchen with Separate Breakfast Area
- ◆ Premium Oak Cabinets featuring 42" Uppers
- ◆ Convenient Center Islands
- ◆ Laminate Counter Tops in Wide Choice of Designer Colors with 4" Backsplash
- ◆ Full Maytag Appliance Package including Self-Cleaning Oven/Stove, Dishwasher & **OUTSIDE VENTED MICROWAVE**
- ◆ Stainless Steel Kitchen Sink
- ◆ Quality Moen Faucet with Spray

ENERGY SAVINGS:

- ◆ 2-Zone Energy Efficient Gas-Forced Air Heat & Air-Conditioning
- ◆ Honeywell State-of-the-Art Day/Night Thermostat
- ◆ Energy Efficient 75 Gallon Hot Water Heater
- ◆ High Efficiency Insulation R-13 in Walls and R-30 in Ceilings
- ◆ Water Saver Toilet and Shower Heads
- ◆ Efficient & Economical Gas Heat, Cooking and Hot Water Heater

LUXURIOUS INTERIOR FEATURES:

- ◆ Dramatic 9' Ceilings Throughout First Floor
- ◆ Cathedral Ceilings, as Per Plan
- ◆ Grand Two-Story Entrance Foyer
- ◆ Choice of Classique or 6 Panel Interior Painted Doors
- ◆ Custom Oak Railings & Treads – Front Only
- ◆ Designer Fireplace in Family Room with White Marble Surround & Hearth and Elegant Painted Mantel
- ◆ Classic Chair Railing in Dining Room
- ◆ Abundant Closets with Vinyl Coated Ventilated Shelves
- ◆ Expansive Walk-in Closets in Master Bedroom
- ◆ Study and/or 1st floor 5th Bedroom in Selected Models
- ◆ Rear Privacy Stairs, as Per Plan
- ◆ Quality Lever Doorknobs Throughout House
- ◆ Conservatory – Master Sitting Room

QUALITY FLOORING:

- ◆ **ELEGANT CERAMIC TILE THROUGHOUT ENTRANCE FOYER, KITCHEN, BREAKFAST AREA AND LAUNDRY ROOM**
- ◆ Designer Coordinated Ceramic Tile in all Bathrooms
- ◆ Quality Carpet Available in a Variety of Decorative Colors Throughout Remainder of House

LAVISH BATHROOMS:

- ◆ Minimum 2-1/2 Bathrooms
- ◆ Lavish Soaking Tub in Master Bath
- ◆ Designer Pedestal Sink in First Floor Powder Room
- ◆ His & Hers Dual Sinks in Master Baths
- ◆ Color Coordinated Ceramic Tile Floors
- ◆ All Shower & Bathtubs Completely Tiled
- ◆ Quality Moen Single Lever Faucets
- ◆ Glass Enclosed Shower in Master Bath
- ◆ Custom Vanities with Full Width Mirrors

ELECTRIC & PLUMBING:

- ◆ 200 Amp Underground Electrical Service
- ◆ All Copper Wiring Throughout
- ◆ Two Cable Outlets
- ◆ Two Telephone Jacks
- ◆ UF Approved Smoke Detector
- ◆ GFI Electrical Safety Outlets in Kitchen, Baths, and Garage
- ◆ Weatherproof UL Approved Electric Outlets in Front & Rear
- ◆ Front & Rear Frost-Free Hose Connections

YOUR WARRANTY:

- ◆ Ten Year Limited Home Warranty Program with Residential Home Warranty Corporation