

"B3" Series 1600-3500 - The Orchards @ The Grove

Remarkable Differences

- Custom drawn floor plans or changes- no charge
- We take contingencies!
- Full time service and availability of a degreed interior designer (not decorator)
- Member of Central Oklahoma Home Builders Association
- Homeowners building manual, addendum, and procedures given in writing

Structural Differences

- Footing and stem foundations
- 3/8 steel rebar every 2 ft crisscrossed and tied throughout 3500 PSI slab
- **Roof pitch of 8/12**
- Wind braces cut in on required interior and exterior walls
- 2x4 studs 16" on centers stud grade
- 7/16 water board 4x8 decking double clipped with H clips
- Zip board exterior sheathing with all seams taped
- 3/8 textured soffit vs. 1/4 plywood screen mold
- Thickened beams under load-bearing walls with (2) #5 throughout
- Foundation and all flatwork pre-treated for termites - 5 year warranty
- 4 bars of 5/8 #5 steel for extra strength
- All sheetrock screwed and nailed throughout for added strength vs. just nailed
- Treated base plate and J-bolted to foundation with sill sealant

Energy and Security

- Security system with 1 key pad wired to all doors and operating windows
- Smoke detector integrated with security system
- Pre-wired for ceiling fans in living room, all bedrooms and study.
- **Blown-in R-30 cellulose insulation in ceilings & Blown-in R-15 overall in walls**
- 25-yr wirsbo Aquapex water distribution system
- Flex-duct/silver reflective insulated ducts vs. non reflective
- Insulated low E glass vinyl windows available in 2 colors
- Gas log fireplace with gas logs and switch
- 50 gallon hot water tank

Technical and Electrical Features

- State of the art structured wiring distribution center-all homerun wiring
- Smoke detectors in all bedrooms and hallways
- 4 phone and 4 cable outlets 6 can lights in kitchen
- 200+ electrical panel— upgradeable smart switches
- Pre-wire for 3 pendant lights
- Eyeball light accenting fireplace
- Front and back outside electrical receptacle
- Coach lights on each side of garage
- 220 electrical and gas dryer hook up
- Lighting allowance \$1800.00

Exterior Features

- Decorative wood front door
- 30-year rated architectural composition shingles (per community)
- **Fully sodded front and backyards up to 6k**
- **Covered back patio**
- Full view glass patio door with lock and deadbolt
- Front guttering over entry areas
- Gas grill connection on back patio
- Front and back frost free water spigots
- Brick mailbox with cast address plate
- Satin painted exterior for longevity
- **2 brick gables**
- **Custom landscape allowance of \$1000.00**

Kitchen Features

- Whirlpool appliance allowance of \$1200.00
- **36" upper kitchen custom cabinets**
- Custom made cabinetry in oak or maple with Euro hidden hinges and choice of raised or shaker style doors vs. prefab/ prefinished
- Choice of built in wine rack or pull out trash can
- **Waterfall Delta kitchen faucet**
- Plumbing for ice maker
- Designer tile backsplash
- 2cm granite or quartz under 2000 SF or 3 cm granite/quart 2000+ SF with stainless undermount sink

Interior Features and Paint

- 4 standard wall colors and 2 standard trim/ cabinet colors (painted or stained woodwork is standard)
- Hand textured walls and ceilings with bullnose corners in main areas
- Wall treatment allowance \$ 300.00
- Satin wall interior paint vs. flat
- Brick, Marble, or granite tile fireplace with wood surround mantle
- 10' ceilings throughout main living areas
- Home professionally cleaned prior to move in

Garage Features

- Garage door opener with safety sensors and opener with 2 remotes
- Attic decked for storage needs with commercial size access ladder
- Standard garage depth of 20 feet
- Finished interior garage walls textured and painted
- Insulated steel or wood door (depending on interior doors) from garage to home

Trim/Hardware/Finishing Features

- Pediment door casing in main areas
- Brushed chrome or bronze interior door handles
- Utility cabinet with hanging rod
- 5-1/4" baseboards in main living areas
- 4-1/4" crown molding in main living areas
- 2-1/4" baseboards in bedrooms and back areas
- Choice of 6 panel colonial, 3 panel or 2 panel doors or Cheyenne style doors
- Custom wood shelving in closets and linen
- Framed master & hall vanity mirror

Bathroom Features

- 2 full bath standard under 2400 SF
- elongated toilets
- Exhaust fans vented to exterior in all bathrooms
- 2cm granite counters in master and hall bath
- Delta designer upgraded faucet with choice of brass, chrome, or porcelain handles Separate hand crafted recessed tile shower with chrome and clear glass door
- 5ft garden soaker tub in Master bath
- Accent tile ribbon detailing around tub/shower surround in bathrooms
- Polished chrome or bronze towel rings
- Greyboard board used behind tile in baths and showers
- Obscure or clear glass in Master Bath
- 36" headknocker
- Framed mirror in master & hall bath

Flooring Features

- 10-year warranty on trackless stain resistant carpet with 6lb carped pad and wide seam tape
- Stained concrete or up to 16x16 ceramic or porcelain tile in kitchen, baths, entry, dining, and utility
- Optional wood flooring, patterned carpets or tile

Over 2000? Add...

- 3 cm granite/quartz in the kitchen
- Whirlpool 5' tub in master bath
- Wall treatment allowance of \$600.00
- Lighting allowance of \$ 2000.00
- Appliance allowance of \$1750.00

Over 2400? Add...

- Designer block window in master bath
- 6 linear feet of butlers pantry, desks, mud bench, or bookcases
- Oversized garage depth of 22'
- Carriage style 2 car garage door
- Pre-wire for home theater in 1 room
- 1/2 bath included
- Wall treatment allowance of \$800.00
- Lighting allowance of \$2400.00
- Appliance allowance of \$ 2100.00

Over 2800? Add...

- 42" upper cabinets throughout home
- Lever pewter, chrome, or bronze door handles
- 84" brushed chrome shower door enclosure
- Wood flooring in study (13x11 room)
- Utility sink with built-in cabinet & laminate top
- Wall treatment allowance of \$1200.00
- Landscape allowance of \$1500.00
- Lighting allowance of \$2800.00
- Appliance allowance of \$2600.00

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