



Oakmont Traditional - Homesite 21
302 Aubrey Road

TUSKES MARKET VALUE

\$519,900
(\$45,194)

Buyer Savings

Oakmont Included Features:

- 2 x 6 wall construction with R-19 insulation
- 9' first floor ceilings
- Electric Dryer Hookup
- High-efficiency 13 SEER HVAC system (1-zone)

Exterior Features

- Stone veneer and maintenance free vinyl siding exterior per print
- Architectural 30 yr. Roof Shingles
- Silverline Single Hung Windows with Screens and Grilles

Interior Features

- 39" Gas Fireplace in Great Room
- Brushed Nickel Lighting Package

Flooring Features

- Ceramic tile flooring in Laundry Room and Bathrooms
- Engineered Hardwood flooring in Foyer, Kitchen and Nook
- Shaw carpet in all Bedrooms

Kitchen Features

- Granite kitchen countertop with stainless steel under-mount sink
- Ice Maker Line
- Stainless steel appliances including: 30" Propane Cooktop, Double Wall Oven, Microwave, Dishwasher, and Garbage Disposal

Bathroom Features

- 3' x 5' Tiled Shower with fiberglass base in Owner's Bath
- Vanity Mirror Package
- Double bowl vanity with Makeup Counter in Owner's Bath

Additional Options Added:

- Oakmont Grande package including Morning Room, extended Great Room with Cathedral Ceiling and Lanai
- Bilco Door- Fiberglass Doors with Stairs to basement
- 3-Car Side-Entry garage with Insulated Garage Doors
- Engineered Hardwood flooring in Great Room, Gallery and Hallway
- Expanded Kitchen with Level 2 Granite Countertops and Level 2 Tile Backsplash
- Upgraded Oil Rubbed Bronze Door Hardware
- Owner's Shower to include: tiled shower floor, tiled bench, 12" x 12" tiled niche, Moen Hand Held Shower with Slide Bar and Oil Rubbed Bronze Shower Door
- Granite countertop with undermount sinks in Main and Owners' Bath
- Upgraded Carpet Padding in all Carpet Areas
- Added Double French glass door to Dining Room/Study
- Utility sink in Laundry Room
- Rough-in plumbing for future full bathroom in Basement
- Upgraded Kitchen Faucet- Moen Brantford (Oil Rubbed Bronze)
- Kitchen lighting package with 5 recessed lights
- Room Accent Lighting package (4 Recessed Lights) and Ceiling Fan-Wiring in Great Room
- (2) Recessed Lights in Morning Room and (2) Recessed Lights in Breakfast Nook in lieu of included fixtures
- 2-Story Stone Fireplace and Conduit from Top of Fireplace to Side for future TV Placement
- Double roll out trash bin and pot/pan drawer in Kitchen
- Added Ceiling fan- Wiring to all bedrooms

