Blackwater Woods

Included Features

Exterior Detailing and Custom Features

- Premium Vinyl lap siding
- Upgraded Siding Accents - per plan
- 30 year architectural shingles
- Ridge vented roof
- Radiant barrier Techshield roof sheathing over heated areas
- Gutters and Downspouts (per plan)
- Raised Solid Foundation with brick skirt on front,Stucco sides and rear
- Painted smooth finish fiberglass front door (per plan)
- Bluetooth smart lock
- Fiberglass Insulated exterior doors
- Vinyl single-hung thermal Low E glass tilt-in windows with screens
- Exterior rear flood light
- 3 Exterior weatherproof electrical receptacles
- 2 Exterior water faucets
- 8' Tall Overhead Garage door
- Garage door opener pre-wire
- Graded and seeded yard (disturbed areas only)
- Professionally landscaped front yard
- Septic System
- Well Pump
- Water treatment system
- Gravel Driveway; Broom finished concrete garage turnaround
- Concrete walkway - to front porch
- Community Mailbox

Interior Touches Inside Your Home

- 9’ ceilings, first and second floors - per plan
- Knock down finish walls and ceilings all areas
- Colonial Textured Interior Doors
- Brushed nickel door knobs and hinges
- Window stools
- Garage finished with drywall
- Standard garage receptacles
- Interior paint - Flat on walls and ceilings, 8 color options (choice of one). Semi-gloss on all trim and doors, bright white
- Designer Vinyl Flooring in Foyer, Laundry Room, Kitchen, Breakfast, and all Secondary Baths
- Stain Resistant Carpet in balance of floor space
- Structured wiring package to include advanced outlets in 5 locations, central distribution hub
- Switch receptacles in all bedrooms
- Recessed lighting in kitchen and hallways
- Designer brushed nickel light fixtures
- HVAC with a programmablethermostat
- Electric water heater

Kitchen Features

- 42” upper kitchen cabinets with crown molding, choice of finishes
- Cabinet hardware on doors and drawers
- Trashcan pullout
- Soft close cabinet doors
- Granite kitchen countertops
- Under-mount single bowl stainless steel sink
- Pull out spray faucet in chrome finish
- Icemaker water supply
- Recessed lighting
- Stainless Steel Appliance Package including free standing smooth top electric range, dishwasher, and microwave.

Exceptional Primary Bath Details

- Comfort height vanities
- Chrome faucets
- Tile shower walls over shower pan
- Semi-frameless shower door in choice of 3 color finishes
- Upgraded Vinyl Flooring
- Walk-in closet with super slide ventilated shelving
- Cultured Marble Tops
- Elongated toilets
- Soft close cabinet doors, choice of finishes

Secondary Baths Include

- Comfort height vanities
- Cultured marble countertops
- Chrome faucets and tubfixtures
- Easy maintenance fiberglass tub/shower inserts
- Vinyl flooring
- Elongated toilets
- Soft close cabinet doors, choice of finishes

Quality Assurance and Warrranty

- Pre-drywall walk-through
- Pre-settlement orientation
- Complete In-house Warrantyand Customer Service Department
- 60 Day AND 11-month post-closing follow up
- Quality Builders Warranty SOS Home Warranty Program

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