

LUXURY INCLUDED

ESTATES AT ROCKHILL

Sprucewood Amenities



SHADDOCK
—HOMES—

GOURMET KITCHENS

So many choices! Personalize your kitchen with:

- Handcrafted and custom designed cabinets in your choice of Rustic, White Oak, Dark Maple, Knotty Alder or Popular (PG)
- 42" kitchen uppers
- Choice of 4 paint colors or 10 stain grade color cabinets
- Your choice of 4 door styles
- Full extension drawers
- 3 cm solid slab granite countertops and 12x12 ceramic tile backsplash laid on diagonal
- Delta® stainless steel single lever pull out faucet
- Hand laid ceramic tile on floor
- Full extension drawers
- Stainless Steel Whirlpool Appliance Package with 30" gas cooktop, 30" wall oven, built-in microwave and dishwasher with hidden controls

MASTER RETREAT/BATH

- Delta® Chrome Ashlyn Series Faucets 8" wide-spread faucets
- Delta® Ashlyn Series bath accessories and chrome lighting fixtures
- Cultured marble, drop edge countertops with integral wave bowl, straight edge
- Hand laid, designer ceramic tile on floors & walls

- Comfort height commode
- Dual sinks in every Master Bath
- Large showers with dropped shower pan and tile flooring; separate drop-in tub with tile deck and wood skirt
- Custom painted cabinetry with full extension cabinet drawers

ELEGANT INTERIORS

- Consultation with our design team to personalize your home at our state of the art Shaddock Homes Design Studio
- Preview Nights at Design Center
- Rounded sheetrock corners at impact areas
- Crown Moulding in Dining Room
- Raised 6'-8" interior doors with choice of style
- Designer tile in Foyer, Kitchen, Nook, Master Bath, Powder Bath, Utility, Secondary Bathroom Vanities and Wet Areas
- Schlage Solstice Chrome interior door levers
- Block and pre-wire for fan in patio, family room, all bedrooms and game room
- 1/2" carpet pad
- Distinctive stained carved wood handrail and newel post on stairways with choice of 3 elegant wrought iron balusters
- Choice of 3 interior doors
- Low VOC paint choice of 7 colors

- Single stage paint grade mantle with decorative legs, choice of 6 mantel style
- Inviting 36" Direct-vent fireplace with tile surround
- Full Security system switched at all exterior doors and operable windows with two keypads
- Privacy locks on hall/powder bath and Master Suite
- Full cabinet and undermount sink in Powder Bath
- 7.1 stereo surround wiring in optional media room
- Full extension drawers throughout home

CUSTOM EXTERIORS

- HardiPlank cement board exterior siding to protect structure from weather elements and sound
- King Size Brick with 1/2" Mortar Joint
- Distinctive architectural styling per plan
- Elegant 8' Knotty Alder 2 panel front door
- Lift master 1/2 hp belt driven garage door with IQ technology with 1 garage door opener and outdoor keypad. Control and monitor from the convenience of your home.
- 30 year architectural grade shingles in your choice of 8 colors
- 6ft board to board fence with Steel Posts or Iron fencing where required
- Full sod and automated sprinkler system with rain and freeze sensor



There may be existing or future design changes made in the floorplans, building products, methods, square footage or designs used in our homes that are not reflected in our information, sales center or in our models. The materials, designs, square footages, features and amenities shown are based upon current development plans, which are subject to change without notice. No guarantee is made that the designs, square footages, materials, features and amenities depicted by artist's renderings or otherwise described will be built, or if built, will be of the same type, size or nature as depicted or described. All stone and metal roofs are optional and do not come standard. Prices and terms subject to change without notice. [2.8.2021](#)

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Sprucewood Amenities - Cont.



SHADDOCK
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- Foundation Irrigation drip system
- Beautiful custom landscape package
- Full Guttering with Downspouts
- Schlage Century, Chrome Front Door handleset

ENERGY EFFICIENCY FEATURES

- Energy Star Low-E vinyl windows with 366 glass "Tilt-In-Sash" windows with divided light on front elevation
- Radiant Barrier Roof Decking and R-38 attic insulation provide for a cooler attic and reduction in monthly AC bills up to 17%
- Thermo-Ply® Sheathing provides an efficient building envelope protecting from heat and moisture
- Energy Star Lennox 16 SEER rated Heating and Cooling System engineered specifically for your new home
- Electronically controlled fresh air intake
- Return air and passive duct systems
- MERV 10 returns air filters reduce the particles in the air
- Rheem tankless water heater
- 100% LED fixtures throughout house (except decorative fixtures)
- Lennox iComfort M30 wi-fi thermostat, excellent tool for lower energy costs
- Variable speed furnace uses approximately 2/3 less energy when compared to single stage

CONSTRUCTION/TECHNICAL DETAILS

- Tankless water heater individually engineered for optimal performance
- Individually engineer designed post-tension foundation
- All studs 16" on center with stud finger jointed 2" x 4" per plan and construction grade plate material
- PEX Plumbing Systems for a more durable interior plumbing solution that can expand up to 300% to prevent freeze breaks
- Termite foundation pre-treatment
- Taexx built-in Pest Control System
- Smoke Detectors and CO2 detectors
- Poly-seal insulation at all electrical and plumbing wall penetrations and lumber wall base plates
- Weyerhaeuser 3/4" EdgeGold floor panels-50 year limited warranty
- 4 cable and 4Cat6 telephone outlets throughout whole house
- 28" structured wiring panel
- Engineered I-Joists (two-story homes)

QUALITY ASSURANCE

- Our Home Energy Rating certification comes from a third party to assure compliance for your new home!
- 12 Month Warranty by Shaddock Homes
- 2-year manufactures warranty on heating and A/C systems
- 10 year Third Party structural warranty protection
- We welcome each homeowner to be involved throughout the construction phase with direct contact to the builder of their home
- Energy Efficiency certification and HERS Rating by 3rd Party
- Quality control inspection before we handover the keys

SMART HOME FEATURES

- 4 cable and 4 CAT 6 telephone outlets
- Security system prewire with 2 keypads, contacts at exterior doors and all operable windows
- Lennox Wi-Fi enabled thermostat
- Garage door Wi-Fi enabled keypad entry



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