



Homesite 86

# THE OAKWOOD 'A' Designer Home





**MEDIA ROOM**




**NATURAL GAS COMMUNITY!**



9513 Kadie Court, Columbus GA 31904

4/3.5  

 3,029 Sq. Ft.  
HEATED/COOLED

 LIST PRICE:  
**\$437,250\***

**UNDER FHA LOAN LIMITS!**

**North Columbus' Conservation Community**

- Covered Front Porch with Stone Wrapped Columns To Water Table Height w/ Cedar Tapered Uppers
- **Gourmet Kitchen** featuring SS appliances, Diamond 'Buckskin' Cabinetry and Oversized Island, Quartz 'Carrara Morro' Countertops, 3x6 Tiled 'White' HERRINGBONE backsplash, 'MATTE BLACK' Cabinet Pulls, Designer Pro Series 'Old Bronze' Lighting Pendants and Recessed Lighting, Walk-in Pantry, Breakfast Area, and open view to Great Room.
- **Formal Dining Room** with designer detail
- Spacious Great Room with gas fireplace, tiled with mantle and snorkel tube for dust/cable free TV above
- **Separate Living Room** (or the perfect office)
- **Luxurious Owner's Suite on Main** features oversized walk-in closet, separate vanities with 'Simply White' Quartz countertops, 5' Garden Tub, Separate Shower with 13x13 Shaw Altero 'Carrara' and 2x2 mosaic tile
- Spacious Step-up **Media Room**
- Hughston's Signature 12x16 **Game Day Porch** w/ gas fireplace, pre-wired for your TV with ceiling fan and outdoor speakers!
- **2 Car Smart Open Garage** w/ Private Owner's Entry offering built-in cubbies - the perfect drop zone!
- **GAS TANKLESS HOT WATER HEATER** and more energy efficient building materials!



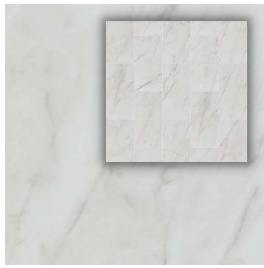
**Colton Burks - Realtor**  
Hughston Homes Marketing  
Listing Agent/Area Manager  
New Home Specialist  
Direct: (706) 989-6218 (Call/Text)  
Office: (706) 568-7650

**NO ESCALATION CLAUSE!**  
SECURE YOUR *July* MOVE-IN!

# PROFESSIONAL DESIGN SELECTION DETAILS

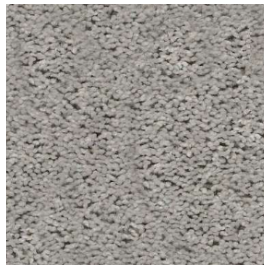


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**Altero 'Carrara'**

- 13X13 BATH/LAUNDRY TILE
- FIREPLACE SURROUND
- 2X2 MOSAIC SHOWER FLOOR



**Concrete**

- GRACEFUL FINESSE CARPET



**'White'**

- 3X6 HERRINGBONE BACKSPLASH



**'Pebble Beach'**

- GAMEDAY FIREPLACE
- WATER TABLE + WRAPPED COLUMNS FRONT EXTERIOR

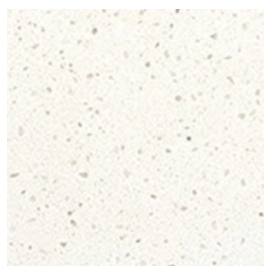


**'White'**  
Accent Island & Bathroom Cabinetry



**Oceanside**

- DELRAY HARDWOODS
- STAIR TREAD STAIN TO MATCH



**'Simply White' QUARTZ**

- BATHROOM COUNTERTOPS



**'Carrara Morro' QUARTZ**

- KITCHEN COUNTERTOPS



**'Charcoal'**  
ROOF



**'Matte Black'**  
CABINET PULLS



**'Buckskin'**  
Kitchen Cabinetry



**'Alabaster'**

- LAP SIDINGS
- HARDIE ACCENTS
- GARAGE DOOR PANELS



**'Pure White'**

- EXTERIOR TRIM PAINT
- GARAGE DOOR TRIM
- TRIM PAINT



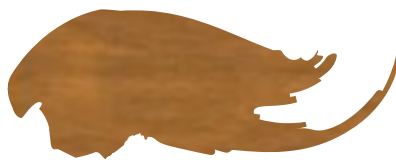
**'City Loft'**

- MAIN INTERIOR PAINT



**'Attitude Gray'**

- DINING ROOM ACCENT



**'Banyan Brown'**

- STAINED SHUTTERS
- STAINED COLUMNS & PEDIMENTS



**'Interesting Aqua'**

- PAINTED FRONT DOOR



**'Snow White'**

- BACKSPLASH GROUT

## DESIGNER PRO SERIES

'OLD BRONZE' Lighting package

