

# Woodland Hills

## Standard Features

### QUALITY CONSTRUCTION AND LUXURY EXTERIOR:

- Poured concrete foundation walls with reinforced concrete footings
- 4" concrete slab with fiber mesh in ground level and garage
- 2" x 4" exterior and garage wall construction with 16" on center framing
- 9' ceilings throughout Ground Floor
- 9' ceilings throughout First Floor
- 8' ceilings throughout Second Floor
- PlyteX breathable, water resistant barrier
- DOW Styrofoam sill seal and pressure treated sill plate for floor deck framing
- Engineered floor, wall, and roof structural systems
- Aluminum storm gutters and leaders
- 100-amp electrical service
- Concrete front walkway
- 8' x 12' Weather Best composite deck

### ENERGY EFFICIENT

- High quality, faced fiberglass batt insulation R-30 in ceiling areas of heated space, R-13 fiberglass with vapor barrier in exterior walls
- Roof felt, Ice and Water shield, aluminum drip edge, aluminum flashing, Owens Corning OakRidge Pro roof shingles with 30 year warranty
- Heil two zone natural gas, forced warm air heating system, central air conditioning with two digital thermostatic controls
- 52 gallon American gas hot water heater
- Pella Energy Star rated double hung, tilt in windows with screens
- Pella Sliding Glass Door
- Fiberglass, foam insulated main entrance door with thermal break threshold applied and glass sidelites with a Schlage handle set and deadbolt
- Garage overhead door is insulated metal, vinyl coated, factory painted white with Liftmaster model 3265 opener with keyless entry and two operators
- Frost-free faucet in Garage

## LUXURY INTERIORS

- Carpet: Stairs from First Floor to Second Floor Foyer, Master Bedroom, Second Bedroom and Ground Floor Family Room (Optional 3<sup>rd</sup> Bedroom)
- Ceramic tile flooring in Master Bath, Second Bath, Ground Floor Foyer & Laundry area
- Hardwood flooring in Entry Foyer, Powder Room, Living Room, Dining Room & Kitchen
- Master Bedroom suite with two walk-in closets with vinyl white wire shelving system
- Vinyl white wire shelving system in Ground Floor Closet, Coat Closet, Kitchen Pantry, Linen Closet and Second Bedroom closet
- Interior doors are 1 3/8" two panel Roman Arch style painted white semi-gloss latex
- Colonial design trim package: 2 1/4" door , 3 1/2" baseboard molding throughout home: trim painted with white semi gloss latex, walls painted with linen-white flat latex and ceilings painted with white flat latex
- Tray ceiling in Master
- Oak railing, assembled stairs closed, oak & pine treads, pine risers and stringers

## LUXURY KITCHEN

- GE® Appliance Ensemble
- Merrilat Classic® cabinets
- Granite countertop with square edge and 4" backsplash
- Hardware for cabinet doors and drawers
- Kohler Sterling 11447 McAllister sink
- Kohler Coralais K-15160 polished chrome pull/out faucet

## EXQUISITE BATHS

- Merrilat Classic® vanities in Master and Second Bath
- Marble countertop with square edge and 4" backsplash
- Hardware for cabinet doors and drawers
- Kohler Caxton K-2210 undermount sinks in Master Bath and Second Bath
- Kohler Sterling Windham 402215 / K-4664 elongated toilet in white in Master Bath, Second Bath and Powder Room
- Kohler Sterling Ensemble 60" Alcove Shower #72230100 in white in Master Bath, Shower Door
- Kohler K-T15611 polished chrome shower trim in Master Bath
- Kohler K-15241-4 polished chrome faucets in Master Bath
- Kohler Sterling Accord 30" Bath/Shower 71240110/20 in white in Second Bath
- Kohler K-156101-4S shower & tub polished chrome trim in Second Bath
- Kohler K-P15182-F single lever polished chrome faucet in Second Bath
- Kohler Sterling Sacramento 442124 white pedestal sink in Powder Room
- Kohler Kelston K-13491-4 polished chrome faucet in Powder Room
- Mirrors above vanity in Master and Second Bath
- Oval beveled mirror above pedestal sink in Powder Room
- Polished Chrome Bath Accessories

## ELECTRIC

- Structured wiring includes cable television accessibility in all Bedrooms, Living Room and Ground Floor Family Room and telephone accessibility in all Bedrooms, Living Room and Ground Floor Family Room
- Exhaust fans in all Bathrooms
- Door Bell with chime in the Entrance Foyer
- Light Fixtures included
- Recessed Lighting

## APPLIANCES

- GE Stainless Steel Appliance Ensemble:
  - ❖ GE JGB400SEPSS 30" Free Standing Gas Range with Warming Drawer
  - ❖ GLD4560RSS four-cycle Energy Star rated built-in Dishwasher
  - ❖ JNM1851SMSS GE Spacemaker® Over-the-Range Microwave Oven
  - ❖ GTH21SCXSS GE® ENERGY STAR® 21.0 Cu. Ft. Top-Freezer Refrigerator

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