

General Information -

Completed April 1, 2026

4661' Livable AC Space

5520' Total Design Area

6500' Corner Lot Area

Brick with Slurry Finish

Cement Fiber Board Trim

4/5 Bedrooms 5 1/2 Baths

Built by Build-1™

Features

1st Floor

11' Ceilings

11'8" Ceilings Entrance/Dining

Flex Room at Entrance

Expansive Mud Room

Bidet in Powder Room

Wet Bar Area

Extended Kitchen Island

Gracious Family Room with Fireplace

Very Generous Custom Cabinet Package

3cm Quartzite Natural Counter Tops

Walk In Pantry

Extra Closets Plenty of Storage

4" LED Lighting Throughtout

LED or Rope Strip Accent Lighting Throughtout

Wired For Audio, Video and Security

Generous Thermador Appliance Package

7" Plank European White Oak Flooring

Opens ' Outdoor Summer Kitchen

Furnished with Coyote Appliances

SPECIAL FEATURES

Oversized Garage with Automobile Charging Station

Oversized Insulated Red Cedar Overlay Garage Door

Heavy Duty Chain Drive Smart Opener with LED Lightng and Battery Backup

High Ceiling

Features

2nd Floor

10' Ceilings Throughout

Primary - Slope Ceiling With Wood Beam

Primary - Oversized Shower in Primary Bath

Primary - Desinger Tiles Throughout

Primary - Double Vanity

Primary - Single Make up Counter

Primary - Bidet

Primary Closet - Spacious and Luxurious with Over-Under Custom Cabinetry
Primary Closet - Island and Chandelier Accent
Primary Bath to Closet - Custom Linen Cabinetry in Vestibule
Bedroom 2, 3 & 4
Bath 2 With Walk In Shower-Sliding Glass Door
Bath 2 - With Walk-In Closet
Bath 3 ,4 With Highwall Tub-Showers for Soaking
Bedroom 3,4 With Walk-in Closets
Bed 4 with Walk-Out Balcony
Laundry Room - (Electrolux Washer/Dryer Included)
Laundry Room - Complete with Sink, Hanging Rack
Laundry Room - Generous Upper, Lower Cabinets and Shelves
Baths 2,3,4 and Laundry Room With Designer Tiles Throughtout
All Flooring Except Wet Areas are 7" Engineered European White Oak
All Counter Tops are a mix of Quartz or 3cm Quartzite
Spacious Hall Closet Serves as AVS HUB
7" Plank European White Oak Flooring

Features

3rd Floor
9' Ceiling Flex Room
9' - 11' Playroom
Bath 5 - Walk In Shower with Custom Sliding Glass door
3rd Floor Serves as an Endless Optional Space -
5th Bedroom - Quest Quarters - Media Room - Office - Play Area
7" Plank European White Oak Flooring
Additional Closets and Storage

SPECIAL FEATURE+A76:I116+A76:I116+A76:I116

Two (2) - Spacious Walk In Attics

Cabinetry and Trim

All Baseboards are 8" with Integrated Outlets
All Windows and Doors are Kerfed with No Trim
All Cabinetry are Custom Made Flat Panel Doors with Custom Hardware
All Interior Cabinetry Boxes are Made Using Scratch Resistent Melomine
All Cabinet Drawers and Doors Have Self Close, Soft Close Hardware
All Cabinets Have Designer Finishes
All Closets are Custom Built Including Cabinets
All Closets Use Chrome Metal Rods
All Interior Doors are Solid Core

Electrical

All Recessed Can are 4"
All Lighting is LED 300 Lumen
LED Strip and Rope Lights are Scattered Under Counter, Under cabinet and in Ceilings at Select Locations

*All Switches are Strategically Located Under Line of Sight where Children can Reach Them
Floor Plugs are Straterically Located in 1st Floor Family Room and 3rd Floor Play Room*

Mechanical

2 Each AC Units are Lennox Merit Series 15.8 SEER2 Two Stage

1 each 3 Ton

1 Each 4 Ton

Media Filters

Thermador Appliance Package (In-Door)

48 " Gas Pro - Features 6 Burners and Two Ovens

48" Faber 1200 CM Ventilation

30" Fresh Food Fridge

18" Freezer Column

30" Combo Masterpiece Oven/ Microwave

24" Emerld Dishwasher

24" Freedom Under Counter Winde Fridge

Electrolux Washer and Dryer

Cayote Appliance Package (Outdoor)

36" Grill

24" Under Counter Fridge

Sink and Access Panels

Outdoor Kitchen is made of Brick/Slurry Construction (Custom)

Plumbing

Fixtures - Moen

Kitchen Faucet - Brizio

Tankless Water Heaters - Rinnai (2 Each)

Pex System

Toilets - "Carraway" by Signature Hardware

General Construction

2/8 #2 Exterior Frame

2/6 #2 Interior Walls

2/8 Treated Plate Exterior

1 1/8 Sub Floor

TechShield Radient Barrier Roof Decking

35 year Composition Roofing

Window By Lincoln Aluminum Cladd Exterior Wood Clad Interior Low E 366

Counter Tops Quartzite 3cm - Natural Stone and 2cm Quartz

Exterior Elevation Brick with /Slurry; Cement Fiber Board Trim Highlights

Insulation - Batt & Blown R13 R 19 R38

Outdoor Features

French Drain System

6 Zone Sprinkler System

Under Bed Sprinklers
Cavalier Zoysia Sod (Grass)
Custom Foilage