



# Whitney Oaks

## Amenities

### Energy Saving Features

"Comfort Advantage Home" Energy Efficient  
Carrier 13 SEER Heat Pump-2 Story 2 Units  
2 - 65 Gallon Quick Recovery Hot Water Heater  
Security System with 1 Year Pre-paid Monitoring

### Exterior Features

Full Brick or Stucco \*  
Vinyl Tilt Sash Insulated Windows  
Mahogany Front Door with Deadbolt  
Brick or Stucco Fireplace Chase  
Mahogany/Glass Side-lites and Transom\*  
Tyvek House Wrap  
30 Year Architectural Shingles  
House Sheathed in 7"/16"x4'x8' OSB for Structural Strength  
Full Sodded Yard, Zoysia Bermuda  
European Fenced Backyard with 2 gates  
Beautifully Mulched/Landscaped Yard with Landscape Lighting  
Cast Iron Mailbox  
Washed Pebble Finish Concrete Driveway  
Underground Elect/Phone/Cable  
Patio & Walks \* Washed Pebble Finish  
3 Exterior GFI Plugs  
4 Exterior Hose Faucets

### Kitchen Features

Custom Cabinets with 42" Uppers Painted or Stained  
Adjustable Shelves with 2 Pullout Drawers \*  
Raised Panel Doors  
Granite Slab Countertops 3cm with 4" Granite Backsplash  
Stainless Steel 8" Undermount Sink With Soap Dispenser  
Delta Faucet  
GE Stainless Steel Refrigerator  
Gas Cooktop  
GE Advantium Cooking System  
GE Quiet Power Motor Dishwasher  
Ceramic Tile Flooring  
Island Workspace \*  
Helpful Undercounter Lighting

### Bath Features

Spectacular 3 cm Granite Countertop  
Delta Faucets  
Ceramic Tile Flooring  
Cast Iron Tub/Shower w/Ceramic Tile Surround

### Interior Features

7 1/4" Baseboards  
All Custom Wood Shelving, Closets, Linen, Pantry  
9' Walls 1st Floor, 8' Walls 2nd Floor\*  
Phone and Cable, all bedrooms, 1 Ph - Kitchen & Study, 1 Cable Family  
Cat 5 Wiring  
Smooth Finish Ceilings

R13 Wall insulation  
R38 blown Attic Insulation  
Farrell Calhoun Paint  
Smooth Sheet Rock Finish  
Crown Molding Throughout Home  
\$6000.00 Lighting Allowance  
"Décora" light switches/white or bisque  
Solid Core Interior Doors  
Interior Door Lever Handles

### Utility Room

Ceramic Tile  
Cabinet over W/D Connection

### Bedrooms

Carpet  
Wired for Ceiling fans  
Closets with Rods and Shelves  
Crown Molding

### Entry/Foyer

Ceramic Tile or Hardwood Floor  
Crown Mold\*

### Living/Family Room

Luxurious Hardwood Flooring  
42" Gas Fireplace with Custom Mantel/Surround & Remote  
Granite Hearth Surround  
Beautiful Box or Raised Ceiling  
3 Piece Crown Molding \*

### Master Suite

Carpet 8lb Pad  
3 Piece Crown Molding (per plan)

### Master Bath

Ceramic Tile Flooring  
3 cm Granite Countertop  
Porcelain undermount sinks  
His/Her Vanity (per plan)  
Jacuzzi Deck Mount Tub w/Ceramic Deck  
Delta Faucets  
4'x4' Shower with Ceramic Surround/cultured marble with Dual Body Jets

### Master Closet

Walk-in Closet with Custom Rods and Shelves (per plan)

### Garage

16'x7' Raised Panel Steel Garage Door with 2 Transmitters  
Painted White Walls 3 1/4' Baseboard  
Attic Access (pull down stairs per Plan with 2 sheets of OSB)  
Insulated Metal Door with Deadbolt  
1 Electrical GFI Outlet  
1 Dedicated Freezer Outlet

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