



Standard Features

The Settlement at Live Oak



KITCHEN

- Stainless Steel Appliance Package Including: Gas Cooktop with Cabinet Hood Vent, Microwave/Wall Oven, Dishwasher, and Pneumatic Disposal
- Stainless Steel Under Mount Kitchen Sink with Pull Down Faucet and Built in Soap Dispenser
- Convenient Water Line for Ice Maker
- 3CM Slab Granite Kitchen Countertops with Eased Edge, Sealed with Sealer (Level 1)
- Custom Paint Grade Cabinets, Staggered at Install, with 5" Hardware Pulls
- Two Hanging Pendant Lights (Per Plan)
- USB Receptacle at Kitchen
- Built in Trash Drawer

BATHROOMS

- Chrome Plumbing Fixtures
- Custom Built Shower in Master Bath with Tille Walls and Floors and a Framed Glass Enclosure
- 5' Soaking Tub in Master Bath with Granite Deck and Surround (Level 1)
- 3 CM Granite Vanity Tops with Porcelain Under Mount Sinks (Level 1)
- Custom Framed Mirrors
- Ventilated Bathrooms

FLOORING

- Luxury Vinyl Plank Flooring (Level 2)
- Oversized Tile at Wet Areas (Level 1)
- Soft Textured Carpet with 8lb. Pad (Level 1)
- Wood Stairs: Stained Treads with Painted Risers and Spindles (Spindles Per Plan)

LIGHTING

- Brushed Nickel or Black Lighting Package
- Ceiling Fan in Living Room and Master Bedroom
- Prewired for Ceiling Fans at Secondary Bedrooms and Patio
- Recessed Can Lighting Throughout (Per Plan)
- Recessed Cans on Dimmer Switches at Living and Master Bedroom
- Decorative Chandelier at Dining and Foyer (Per Plan)

AUDIO & VIDEO

- Connected Smoke and Carbon Monoxide Detectors
- CAT6 Data Connections at TV Locations and at Patio (Per Plan)

NOTABLE SYSTEMS

- Windstorm Exterior Wall Sheathing System
- Engineered Floor System for 2 Story Plans
- Pex Plumbing Line System
- Post Tension Foundation

GREEN & EFFICIENCY FEATURES

- Tankless Gas Water Heater
- Energy Efficient Double Paned, Insulated, Premium Vinyl Windows with Low E Glass
- 14 Seer Energy Efficient Forced-Air Cooling with Gas Furnace and Programmable Thermostat
- R-13 Insulation in Walls and R-38 in Attic
- Water Management Faucets, Dishwashers and Toilets
- Energy Star Appliance Package

EXTERIOR FEATURES

- Professionally Landscaped and Fully Sodded Yards
- Decorative Gas Lantern (Per Plan)
- 8' Wood Front Entry Doors
- 30 Year Architectural Shingles
- Large Covered Porches for Entertaining
- Garage Doors with 1/2HP Wifi Enabled Opener and 2 Remotes
- 3 Hose Bibs

MISCELLANEOUS FEATURES

- 10' Ceilings at Downstairs
- Wood Cased Windows Throughout
- Ventless Gas Fireplace with Gas Log Set and Mantle
- Floor Receptacle at Living (Per Plan)
- Crown and Base Molding Throughout
- Buyers Selection of Interior Door Style
- Premium Durable Paint
- Decorative Address Plaque
- Mailbox