

North Oak Estates Luxury Condominiums

Construction and Design Specifications

Floor System

Truss Joist I-Beam (TJI) Floor System
Gyp Crete Subfloor between levels
Additional soundproofing between levels
Hardwood flooring - upgrade option
Linoleum flooring in the kitchen and utility room - standard Ceramic tile flooring in the bathrooms
Carpeting

Interior

Gas fireplace with stone surround (you choose color/type)
Oak trim with pre-finished pine 6-panel doors
Oak raised panel and arched cabinetry with adjustable shelves
Formica counter tops in kitchen - upgrades available
Oversize mirrors at all vanities
Sit-down make-up area in main bath
One piece fiberglass tub and showers
Chrome glass shower door (where applicable)
Towel bars and tissue holders
Kohler Fairfax single lever bath control faucets
Sprinkler Systems throughout all buildings
Schlage antique brass interior door handles hardware with dead bolt exterior lock sets
Walk-in closets
Automatic garage door opener with 2 remote controls and keyless entry
Dining, Bedrooms, and Great Room with fan & light
Switched outlets in Bedrooms and Great Room
Laundry room
Front door chime system

Exterior

Brick accents
Exterior painting and staining
City sewer and water hook-up
Concrete sidewalks at front entrance where applicable
Professionally landscaped yard
30 year dimensional shingles with woven valleys
Ice and water shield on all eaves and valleys

Attic ventilation with soffit vents and ridge vent
Aluminum gutter with 4" downspouts
Fiber Cement siding
Attached 2 car garage with concrete floor
Insulated raised-panel overhead garage door
Two frost proof hose bibs
Two ground fault protected exterior electrical outlets
Mailbox

Super Energy Features

2 x 6 Exterior Walls (up to R20 plus poly walls, R40 plus barrier ceilings)
Poly vapor barrier at all exterior walls and ceilings of heated spaces
Wood clad windows and patio doors with energy efficient Low-E-Glass
6-panel entrance door
Wood flush garage entry door
90% energy efficient furnace
Central air conditioner
Double wall construction with sound insulation and multiple layers of fire-rated drywall at common wall
Water saver toilets
Water saver shower heads
Fully weather-stripped exterior doors
Storm Door (Option)

Equipment

Full appliance package
Garbage disposal
50 gal. electric water heater
150 AMP, 20 circuit panel electric service
220 Volt outlet provided for range and dryer with preconstruction option for gas runs
Pre-wire telephone jacks and cable TV outlets in each room
Smoke detectors as required
Washer/Dryer (electric) hook-ups

General

Exterior dryer vent sleeve
Kiln dried lumber throughout
Interior cleaning, including windows, before occupancy
Distinctive architectural design
Custom options and upgrades available

All information is assumed reliable but is not guaranteed