



Southern Oaks Standard Features

12/2/25

EXTERIOR DESIGN FEATURES

- 3000 PSI Monolithic Slab Standard (specific lots may vary)
- Elevation B- Fiber Cement Siding w/ Brick or Stone at Front Elevation (plan specific)- Upgraded Elevations available
- Fiber Cement Board Siding, Pre-finished w/15 yr Guarantee
- 30-year Dimensional Shingles with drip edge
- Front Entry Garage, Garage Door Opener w/2 Remotes and Wireless Exterior Keypad
- Smart Home Capable- Low Voltage WAP Package
- Solid Core Insulated Front Entry Door
- Insulated High Performance with Tilt-in sash for ease of cleaning
- Two Exterior Hose Bibs (location per plan)
- Approximately 4,000 sq. ft. of Bermuda Sod, 13 bushes/plants 1- 2" Caliper tree if none exist
- Soil Applied Termiticide Termite Protection
- City Water & Sewer
- Mailbox Kiosk location directed by Postmaster

INTERIOR DESIGN FEATURES

- Smooth Ceiling Finish
- Radiant Barrier, Fiberglass R-13 Insulation, Blown Attic Insulation (per code)
- Smoke/Carbon Monoxide Detectors (per code)
- 9' Ceilings on Main Level, 8' Ceilings on Second Floor
- 3 5/8" Crown Molding in Dining Room (plan specific)
- 5 1/4" Base on Main Level, 3 1/4" Base on Upper Level, 356 Casing
- 3' Wainscoting with Chair Rail at Dining Room Perimeter (plan specific)
- Choice of Three Interior Door Styles
- Open Iron Railing – Metal square picket at Stairs and Half Walls at 2nd Floor Plan Open Areas (plan specific)
- Ceiling Fan in Family Room and Primary Bedroom
- Ceiling Fan Pre-wires and Double Switches in all Secondary Bedrooms
- 33" Electric Fireplace with Level 1 Tile Surround & Traditional Mantle
- Lighting Package – Level 1 package in your choice of Brushed Nickel or Matte Black
- Interior Wall: One color of High-Quality Latex Flat Paint – 4 Standard Color Selections Available
- Interior Trim: One color of Semi-gloss throughout
- Spacious Primary Suite and Walk-In Closets

LUXURIOUS BATHS

- 60" X 42" Primary Shower with Tile Walls, Acrylic Shower Pan w/ Framed Shower Door
- 5' Skirted Tub in Primary Bath (plan specific)
- Chrome Plumbing Fixtures and matching Bath Accessories
- Level 2 Cabinets with Level 1 Granite Countertops, Comfort Height Vanities, w/ Rectangular Undermount Sinks in the Primary Bath
- Level 2 Cabinets with Level 1 Granite Countertops, Comfort Height Vanities w/ Rectangular Undermount Sink in Secondary Baths

KITCHENS

- Level 2 Cabinets featuring 36" Upper Cabinets with crown, OTR cabinet to the ceiling.
- Level 1 Granite Countertops in Kitchen with Under-Mount Stainless Sink and Chrome Faucet. 4" Granite Splash-block
- GE Appliances Level 1 Series Stainless Steel Appliance Package including: Electric Smooth Top Range, Dishwasher and Vented Microwave (Refrigerators are not included in Appliance package)
- Cabinet Knobs / Pulls included

FLOOR COVERING

- LVP Flooring in the Foyer (and Powder Bath if adjoining)
- Vinyl Flooring in all Full Baths, Kitchen & Breakfast area and Laundry Room Floors
- All Remaining Areas will include Level 1 Carpet w/6 lb. pad

ADDED FEATURES

- Many Upgrades Available w/Custom Decorator on Staff
- New Home Orientation with Homeowner prior to Closing
- 2 and 10 Year Structural Warranty (transferrable)