

OWEN'S FARM

FEATURES AND SPECIFICATIONS



INTERIOR

- 9' Ceilings on Main Level
- Stain Resistant Carpet with 6# Carpet Pad
- Stone Fireplace with Raised Hearth and Gas Logs (Ventless) – Stone up to Mantel
- Hardwoods in Downstairs Living Areas
- Rounded Drywall Corners
- Crown Molding in Main Living Areas
- Chair Rail Trim in Dining Room
- Windows Cased
- Upgraded Paint Package With Semi-Gloss Trim
- Upgraded Carpet
- Smooth Ceilings
- 6" Baseboards
- Level 2 - Ceramic Tile in Baths and Laundry
- Up To 3 Arched Doorways (Plans Vary)
- Pull Down Attic Stairs (9' Ceilings Or Less)
- Painted Garage with Baseboards
- Painted Interior Woodwork
- Knobs in Kitchen & Baths
- Pan Ceiling in Master Bedroom (Per Plan)
- Crown Molding in Downstairs Main Living Areas
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KITCHEN

- Electric Smooth Top Range (Stainless)
- Dishwasher (Stainless)
- Microwave (Stainless)
- Garbage Disposal
- Up To (4) Recessed Lights
- 8" Double Stainless Steel Kitchen Sink
- 42" Maple Cabinetry with Cabinet Crown Molding
- Tile Backsplash
- Under-Cabinet Lighting
- Granite Countertops
- Ice Maker Hook-Up

BATHROOMS

- Double Sinks in Master Bathroom
- Ceramic Tile Shower in Master Bathroom
- Granite Countertops
- Garden Tub and Separate Shower in Master Bath (most Floor Plans)
- Frameless Shower Door in Master Bath
- Pedestal Sinks in Half Baths
- Elongated Toilets
- Frosted Window over Garden Tub
- Ceramic Tile around Garden Tub & above Tub/Shower combo

ELECTRICAL

- 200 Amp Panel
- (2) Exterior Receptacles – Front and Rear
- Ceiling Fans in Bedrooms & Family Room
- Flat Screen TV Package Above Fireplace
- (8) Cable & Phone Pre-Wires
- GFCI Outlets (As Needed)
- Door Bell and Smoke Detectors
- Garage Door Opener with Two Remotes

PLUMBING

- Energy Efficient 50 Gallon Quick Recovery Water Heater (Gas Or Electric)
- PEX Water Lines
- Fiberglass Tubs and Shower-Tub Combos
- (2) Exterior Water Spigots

HEATING & AIR CONDITIONING

- Gas Furnace (Heat Pump if Natural Gas is Not Available)
- Electric Air Conditioning Unit
- Insulated Ductwork

INTERIOR FINISH

- ½" Sheetrock Smooth Finish Ceilings
- ½" Sheetrock with Smooth Finish Walls

EXTERIOR

- Fiber Cement Siding
- Side Entry Garage
- Porch Posts with Stone Accents (Per Plan)
- Fiberglass Front Door - Wood-Grain, Stained
- Metal Roof Accents (Per Plan)
- Vertical Batten Board
- 12x12 Deck
- Deadbolt Locks On Exterior Doors
- Window Screens

INTERIOR WALLS

- 2x4 Top and Bottom Plates
- Studs: 2x4 at 24" on Center

EXTERIOR WALLS

- 2x4 Top and Bottom Plates
- Sheathing: ¾" O.S.B.
- Studs: 2x4 at 16" on Center

FOUNDATION

- Poured Concrete Footing
- Crawl Space

ROOF

- Architectural Shingles
- Synthetic Felt
- Ridge Vent with Continuous Eaves
- Soffits Wrapped With Metal
- Gutters & Pipe-Out Downspouts
- Engineered Trusses at 24" on Center
- Sheathing: ¾" O.S.B. with Roof Clips

DRIVEWAY

- Driveway Poured with 3,000 PSI Concrete
- Extended (16' x 8') Backup Pad

SITE PREPARATION

- Grading
- Trash Disposal (Dumpster Included)
- Silt Screen

LANDSCAPING

- Sodded Front Lawn (20 Pallet Maximum*)
- Sprinkler System – 4 Zone – Front Lawn
- Mulch Along Front of Home
- Shrubs and One Tree
- \$3,000 Premium on Corner Lots

INSULATION

- Ceiling – R-30
- Walls – R-13
- Crawl Space – R-19
- Insulated Exterior Doors
- Insulated Metal Garage Door
- House Wrap
- Vinyl Windows (Low-E, Double Pane)

HOME WARRANTY

- One Year Limited Warranty
- Eight Year Foundation Warranty
- 90 Day Post Closing Inspection
- 1 Year Post Closing Inspection
- Full-Time SK Warranty Representative