Woodford Estates

STEPHEN
ALEXANDER
HOMES & NEIGHBORHOODS

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SIGNATURE
INCLUDED FEATURES

STEPHENALEXANDERHOMES.COM

Your Stephen Alexander home is designed with you in mind. At Stephen Alexander Homes & Neighborhoods, we have always believed that a family's home should be unique and a true reflection of their lifestyle. Our design consultants can show you how to build color schemes around your included interior finishes and materials and how to use interior lighting to accent your homes architecture.

Warm, richly appointed turn of the century classical architecture styles such as Colonial Revival, Arts and Crafts, and Coastal Victorian with a crawl space or solid raised foundation weathermate, plus housewrap, LP smart siding composite hardboard siding with metal wrapped fascias, synthetic frieze boards, and corner trim finished with Sherwin-Williams duration's exterior coating which excludes a 3-2 lifetime warranty available in over 30 historic colors. Synthetic beadboard porch ceilings and soffits, composite porch railings that look like wood but have a baked on enamel finish, and Trex synthetic front porch decking for that old fashioned porch feel without all the maintenance.

Exterior design features create unique curb appeal.

SIGNATURE
INCLUDED FEATURES

• Fiberglass front door systems Door styles and sizes vary by plan. Included no rot jams on all exterior doors to ensure a long life.

• Side-loading insulated carriage house garage doors with glass panels and decorative hardware

- includes garage door opener with 2 remotes.

• Exterior lighting by Progress lighting - also includes surface mount LED lighting on front porches. It varies per plan.

• Exterior outlets (1) front and (1) rear - additional outlets are available (See sales associate for details).

• Professionally landscaped tree and shrub package – includes sod in the front yard to the front corners of the house up to 3500 ft.², backyard is graded and seeded.

• Driveway and walkway are composed of broom finish concrete and up to 1500 ft.² included – design varies per plan and lot conditions.

• 30 year architectural shingles in a variety of colors, main roof uses ridge vent for best ventilation and appearance. Standing seam metal porch roofing is included when a wrap around porch is added or can be added as an optional feature to our included porches. Gutters are also included (design varies plan).

3 hour on-site design consultation with our award winning interior designer. She will help you coordinate all of your selections and may be retained to go further and help you select new furniture, drapes, or design a whole new look for your new home. Our chef's kitchen appliance package includes GE **Profile** stainless steel appliances featuring a gas stove, cooktop, gas convection oven built-in microwave, stainless steel dishwasher with hidden controls, and a 25 CF side by side refrigerator with water and ice on the door.

The kitchen is the center of the home.

KITCHEN
DESIGN

• Custom Merillat Spring Valley Maple cabinets featuring 8 included stained finishes, deluxe - 3/4" thick, solid hardwood drawer cores with dovetail joinery, SoftAction+® Drawer Technology for a regulated closing that's virtually silent and effortless (painted finishes are available - see sales representative for pricing).

• Built-in furniture style hood with custom cove crown molding and a stainless steel hidden blower that allows for maximum working area above stove top.

• 42" upper cabinetry with custom cove moldings at the top and a light valance at the bottom to allow for our included over and under cabinet task lighting.

• Pots and pans drawers, lazy susan, pull out trashcan, trays in bottom cabinets and a cabinet styled refrigerator enclosure.

• Large island with built-in table area custom built legs and shiplap detail, undermount stainless steel deep sink with Delta Linden single handle faucet, granite countertops complete our kitchen offering. (additional kitchen features are available, ask your sales representative for pricing).

INTERIOR
DESIGN FEATURES

10’ ceilings downstairs and 9’ ceilings upstairs with custom cathedral ceilings in master bedroom and bath as plan allows. Smooth finished drywall throughout the entire house. Fully wood cased windows with trimmed sills and apron trim detail. 2 panel interior doors with historic turn of the century trim, 1’x4’ legs and a square cut 5/4x6 header -this detail is also included on all openings leading from room to room. Master bedroom and master bath entrances will also include a glass transom above the doors. Stair detail includes turn-of-the-century box newel posts with square pickets and the choice of stained or painted (gray, black, or trim color) caps and railing (Oak stained and finished wood steps are available - ask your sales representative for pricing).

• A custom milled 7 1/4” crown molding is included in the foyer, gallery, library/office, dining room, kitchen, family room, breakfast room/keeping room, upper hallway and a special trim detail on the master bedroom cathedral ceiling (additional rooms of crown molding are available - ask your sales representative for pricing).

• Mohawk 3/8” engineered hardwood flooring in 3-5” wide planks is included in the foyer, gallery, kitchen, breakfast room/keeping room, rear hall or foyer, dining room, mudroom and powder room (flooring layout varies per plan).

• Mohawk pile carpet with 6lb rebond pad in family room, upper hallway, bedrooms and carpet runner up the steps with turn-of-the-century painted stair ends.

• Schlage door hardware in brushed nickel, chrome, or oil rubbed bronze finish.

• Custom painted wood shelving in master closet. Wire ventilated shelving in secondary closets, pantry, linen closet, and laundry room.

• Clients choice of seventeen included base wall colors in a flat finish with an eggshell/satin finish in the kitchen and bathrooms. All trim is a white semi-gloss and white ceilings are included throughout.

Master bath vanities include mirrors with a custom trim header and lighting mounted in mirror large soaking tub with a ceramic tile surround included in most plans, Master bath includes a spa like tiled shower with glass enclosure and dual shower heads with dual controls Stephen Alexander is proud to include Woodhurst faucets by Delta available in 6 finishes.

We want you to feel like you're in a spa.

BATHROOM
FEATURES

• Custom Merillat Spring Valley Maple cabinets featuring 8 included stained finishes, deluxe - 3/4" thick, solid hardwood drawer cores with dovetail joinery SoftAc-tion +® Drawer Technology for a regulated closing that's virtually silent and effortless (painted finishes are available - see sales representative for pricing).

• Master bath vanities include Bronze Level Granite, tall mirrors with custom built header and lighting mounted through the mirror. Secondary baths to include decorative header above mirror with light mounted through the header. Master bath includes a spa like tiled shower with glass enclosure and dual shower heads with dual controls.

• Dal-Tile ceramic floor group 1 in all bathrooms and in the laundry room with matching ceramic tile fireplace surround. Second floor laundry rooms include floor drain.

• Matte finish solid surface tops in all full baths -pedestal sink in downstairs powder room. All baths include elongated toilets (granite tops with undermount cast iron sinks also available - ask your sales representative for pricing).

• Master bath includes a large soaking tub with a ceramic tile surround (varies per plan). Secondary baths to include fiberglass shower or bathtub insert depending on the floor plan.

ELECTRICAL
AND HVAC FEATURES

Stephen Alexander knows that interior climate comfort, efficiency, and reliability are of the utmost importance which is why we heat and cool our homes with dual zone HVAC systems (some plans because of size may be single zone). With our included HVAC system, we include a programmable thermostat to allow for the maximum control of climate comfort in your home. We include efficient gas heat (see neighborhood for gas availability). A direct vent gas fireplace with a ceramic tile surround and classically inspired mantle is included in the family room. In the digital age, we have committed to a system that allows you to be ready for the future. We include a structure wiring package for all of your digital needs; one phone, one data for wifi, and a data drop across from every bed wall. We also include 8-Piece Ring Security System

- Stephen Alexander includes custom interior lighting from Progress in many finishes and styles - see our catalog for available families. We also include recessed lighting in the kitchen and surface mount LED lights over every shower and bathtub, pendant lighting over the island, and over & under cabinet task lighting (lighting upgrades are available on a location by location basis - see your sales representative for pricing).

- Fans with light kits are included in the family room, ROG and master bedroom - all other bedrooms are wired for ceiling fans and will include a close to ceiling light fixture.

- 50 gallon fast recovery gas water heater is included in plans with up to 3.5 baths. Base plans that include 4 or more bathrooms will include a 75 gallon gas water heater.

- 200 amp service is included in homes with up to 3,600 sqft. Homes above 3,600 sqft will include 400 amp service.

**If an additional bath is added to a base plan, bringing the total bathrooms to 4 or greater, Stephen Alexander recommends the addition of the 75 gallon water heater or a tankless heater (see sales representative for pricing).*

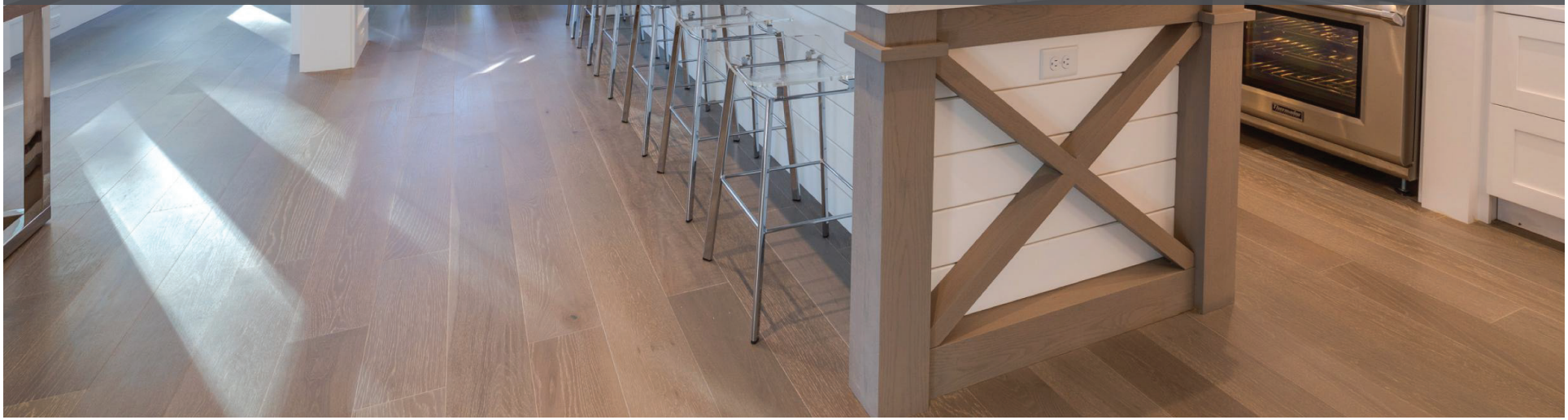
Money saving and green features

Low “E” glass windows are included on all Stephen Alexander homes and double hung with tilt-in sashes for easy cleaning. The attic in a home is a significant factor in a home’s efficiency. Stephen Alexander is proud to include a radiant barrier sheathing designed to block the sun’s radiation and can reduce the temperature of your attic allowing your HVAC system to heat and cool your home in the most efficient manner possible.

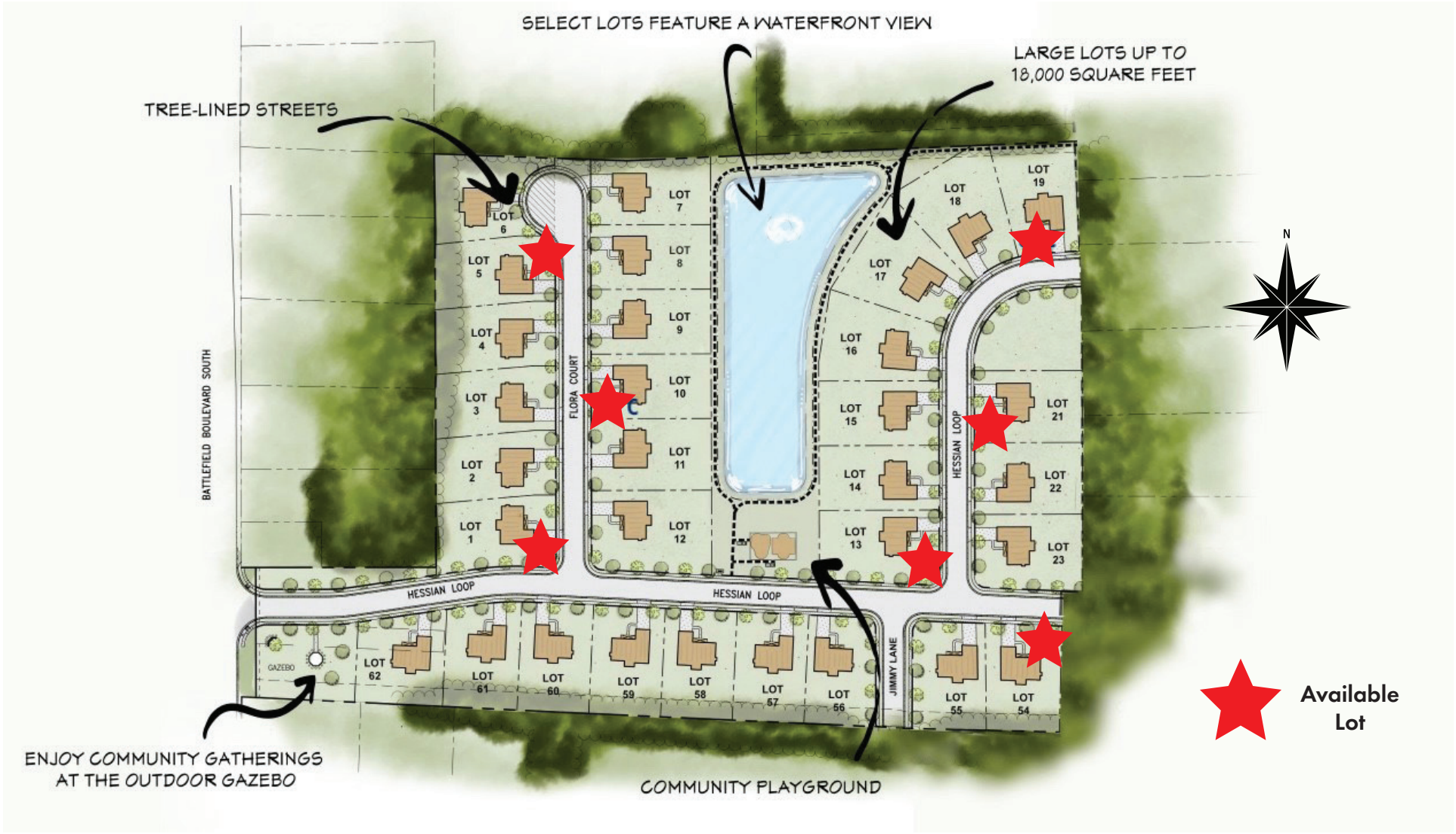
Stephen Alexander also includes advanced framing techniques to further increase the efficiencies of the structural envelope. Our homes out perform the average resale home. Stephen Alexander includes R-15 Batt insulation in all exterior walls accompanied by the Weather Logic System. Sheathing & Tape that provides superior air infiltration protection, structural durability, superior substrate moisture protection.

Peace of mind comforts

- Regionally recognized award-winning builder and developer.
- Winner of over 50 awards for excellence in design and craftsmanship
- Builder of the St. Jude Children’s Research Hospital Dream Home for 7 years raising over $9,000,000.00 to fight childhood cancer.
- Complete customer service and warranty program.
- Renewable termite service.



Builder reserves the right to change prices, plan components and specifications, and to withdraw any plan without notice. Individual homes may vary from the model or each other depending on field conditions. Photos Herein, on the Stephen Alexander Homes website, and 3-D tours of showing optional upgrades are not reflective of a standard cottage collection home, should you be interested in any of the features, see your sales associates for details and pricing.



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