



# INCLUDED FEATURES

## GRAND OAKS

### COMMUNITY APPEAL

Community featuring 72 large home sites  
Enjoy family fun at the amenity/recreation area featuring a resort-style pool, bocce ball, tennis courts, cabana with outdoor fireplace, and playground.  
Carefully planned and coordinated streetscape design with street lights and professionally landscaped, fully-sodded yards with planting beds  
Mandatory Homeowners' Association to protect the value of your home and preserve the overall appearance of your community for years to come  
Finished three-car front entry garage

### EXTERIOR APPOINTMENTS

Architecturally designed exterior elevations of brick  
Full HardiePlank® Exterior  
Poured concrete foundations reinforced with steel  
GAF Royal Sovereign® 3 tab shingles shingles with 25-year limited warranty  
Pre-finished aluminum gutters and downspouts  
Fiberglass front door and Schlage® single-cylinder deadbolts on all exterior doors/oil rubbed bronze finish  
GFI weatherproof electrical outlets and exterior water faucets on front and rear of home  
Garage door openers  
2 Double flood lights  
2 coach lights at Garage Door

### INTERIOR APPOINTMENTS

Schlage Touch Screen Deadbolt  
Smooth nine-foot ceilings on first floor  
Trey and vaulted ceilings per plan  
Open rail stairs with Colonial Balusters  
Crown, chair rail and picture box molding in dining room (per plan)  
FMI® direct vent fireplace with wood mantle and gas log starter  
Raised two-panel interior doors with Schlage® hardware/oil rubbed bronze package  
Upgraded hardwood flooring in entry foyer, powder, kitchen and breakfast area  
Premium Duron® paints

### KITCHEN & BATH DESIGN

Quality G.E. stainless steel appliances in Chef's Kitchen including built-in microwave/oven, 36" 5-burner gas cooktop, stainless steel venthood and dishwasher  
Granite countertops with tile backsplash, stainless steel double-bowl sink, single-lever Delta® faucet, hose spray in kitchen  
Undermount kitchen sink  
Mini pendant lighting in kitchen  
Hardwood in kitchen  
Flat panel 36" maple cabinets with crown molding (per plan)  
Recessed Can Lighting  
Recessed icemaker connection for refrigerator  
Vanities with cultured marble tops in all baths  
Raised vanities in master bath  
Pedestal sink with chrome fixtures in powder room (per plan)  
Elongated commodes, Delta® faucets and bath exhaust fans in all baths  
Hardwood in powder room

### HIGH PERFORMANCE ENERGY FEATURES

Inspection through 3rd Party  
Fully insulated walls, ceilings and attic featuring R13 in walls and R30 ceiling insulation  
Pactiv "Classic" House Wrap  
Insulated vinyl thermal low E windows with wood wrap, screens and tilt sash  
LP® Engineered Floor System  
Top Notch® 350 Performance Floor Decking  
Floor Decking Glued and Screwed in Place  
Advanced PEX® plumbing system  
Lennox® 14 SEER high-efficiency cooling with programmable thermostats  
220V outlet for dryer  
Washer overflow pans in second floor laundry rooms  
Quick-recovery 50-gallon gas water heater  
Smoke & Carbon Monoxide detectors

### CUSTOMER PEACE OF MIND

Homeowner Pre-construction Orientation  
Optional Homeowner Pre-drywall Orientation  
Homeowner Pre-closing Orientation  
Homeowner Warranty Introduction  
Home Buyers 2-10 Warranty®

Information is believed to be accurate, but is not warranted. KM Homes reserves the right to change features, designs and specifications without prior notice.

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