

WOODBURY ESTATES FEATURES

ELLIOTT ADVANTAGE CUSTOM CONSTRUCTION FEATURES

- Solar electric system **E**
- Tankless water heater **★E**
- Energy-efficient ventilated "cool" roof **E**
- Reflective radiant barrier roof sheathing **★E**
- Security alarm system **E**
- Designer Dream Packages for flooring, cabinetry, countertops, paint and lighting **◆**
- Upgraded stainless steel kitchen appliances
- Single-basin stainless steel kitchen sink with pull-out faucet and soap dispenser
- Curved shower rod in family bathrooms
- Decorative window sills
- Oversized five inch baseboards
- Dual flush elongated toilets in all bathrooms **E** **◆**
- Upgraded wall-to-wall carpeting, pad and floor tile **◆**
- Upgraded beech cabinetry, door styles and handles
- Structured wiring hub includes satellite, cable tv and telephone network capabilities
- Ceiling fan in family / great room and master bedroom **E**
- Air balancing ducts in all bedrooms for comfort **E**
- Excellent insulation ratings: R-38 ceiling, R-15 blown-in wall insulation with R-4 foam sheathing and R-6 duct **E**
- Synthetic house wrap to guard against moisture penetration
- Low-maintenance insulated stucco exterior with durable elastomeric paint
- Garage service door with rear yard access and service walk **E**
- Eight-foot high sectional roll-up garage door
- Rain-sensitive smart irrigation clock **E**
- Roller shade window coverings with vertical blinds on sliding doors **E**

GRACIOUS LIVING AREAS

- Ceramic tile entry flooring **◆**
- Elegant raised-panel interior doors with brushed chrome lever locksets
- Decorator-selected light fixtures
- Interior laundry facilities with decorator-selected ceramic tile flooring and built-in shelving **◆**
- Beech linen storage cabinets (per plan) **◆**

GOURMET KITCHEN

- Dal One® quartz countertops with full backsplash at gas range **◆E**
- Decorator-selected ceramic tile flooring **◆**
- Slip-in gas range with microwave oven above **E**
- Dishwasher with power-saver option **★E**
- Garbage disposal
- Preplumbed for refrigerator ice maker
- Prewired for telephone (category 5 compliant)
- USB port for convenient charging of electronic devices

LUXURIOUS MASTER SUITE

- Large walk-in closet
- Luxurious wall-to-wall carpeting and pad **◆**

Prewired for telephone (category 5 compliant), satellite and cable television

RICHLY APPOINTED MASTER BATHROOM

- Solid surface cultured marble master bathroom countertops with integral sinks and tub / shower surrounds
- Chrome fixtures with low-flow faucets and shower head **E** **◆**
- Full-width vanity mirror and built-in medicine cabinet
- Dual flush elongated toilet **E** **◆**
- Decorator-selected ceramic tile flooring **◆**

SPACIOUS FAMILY BEDROOMS

- Wardrobe closets with raised-panel doors
- Luxurious wall-to-wall carpeting and pad **◆**

FAMILY BATHROOMS

- Cultured marble countertop with integral sinks
- Chrome fixtures with low-flow faucets and shower head **E** **◆**
- Dual flush elongated toilet
- Full-width vanity mirror and built-in medicine cabinet
- Decorator-selected ceramic tile flooring **◆**

EXTERIOR ENHANCEMENTS

- Home exteriors — roof tile, masonry and paint colors professionally coordinated
- Broom-finish concrete walkways and driveways
- Eight-foot insulated entry door with deadbolt lockset **★**
- Exterior coach lights at entry and garage, illuminated address panel
- Automatic garage door opener with battery backup
- Full side and rear yard fencing with service gate, stain finished (facing street)
- Front yard landscaping includes automatic sprinklers with rain-sensitive smart irrigation clock

BONUS FEATURES

- Fluorescent and LED lighting throughout
- Ten-foot high flat ceilings
- Vinyl dual pane windows and sliding glass doors with SunCoatMAX® high-efficiency glass **E**
- High-efficiency gas forced air heating system with Z-Wave® thermostat and integral central air conditioning with SEER 14 condenser **E**
- Continuous ventilation fan
- Vented clothes dryer with electric outlet and gas stub
- Complete fire sprinkler system in home and garage

AVAILABLE OPTIONS

- Dens, per plan
- Private entry suite in the Cedar
- Study in the Magnolia
- Additional cabinetry, including upgraded door styles and finishes
- Upgraded flooring and countertop choices
- Window blinds and shutter packages
- Patio door in lieu of window in master bedroom
- Smart home features
- Solar tube natural lighting fixture

E Another Elliott Advantage energy-saving, earth-saving and / or custom construction feature.

◆ Professional Interior Design by Barbara Ford & Associates

★ ENERGY STAR qualified products are more energy efficient without sacrificing performance.

◆ The U.S. Environmental Protection Agency (EPA) WaterSense products save water without sacrificing performance or quality.

Although all features may not apply to all plans due to design configurations and architectural styling, you will find a wealth of luxury features included in every Elliott Home. Please consult your Sales Representative for a complete options list and to determine if a particular feature is offered in the home you desire. Special features and decorator items in model homes are not included (wallpaper, mirrors, wall treatments, furniture and special walk-finishing).