

The Lakes
AT OLDE MILL CREEK

by



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New Homes Division

Look for more detailed info
on this community at
newhomes.williamewood.com
LICENSED IN VIRGINIA



Standard Features

EXTERIOR FEATURES:

- Raised Slab Construction with Full Brick Skirt
- Roof: 25 Year 3-Tab Roof Shingles
- Siding: Maintenance Free Dutch Lap Vinyl Siding
- Shutters: Vinyl Exterior Shutters (Choice of Colors)
- Trim: Metal Wrap with Vented Vinyl Soffits (White)
- House: Wrap Air Barrier
- Patio: 10x12 Concrete
- Front Door: Insulated 6-Panel Fiberglass with Sidelights
- Windows: Single Hung Vinyl with Insulated Low E Glazing
- Garage: Side Entry Door
 - ♦ Insulated Raised Panel Steel Overhead Door
 - ♦ Garage Door Opener with One Remote Control
- Front Porch: Vinyl posts or columns
- Front Railings Selected Models/Elevations
- Front Yard: Sodded
- Driveway/Walks: Broom Finish Concrete
 - ♦ Gutters/Downspouts: Over entry areas only
- GFCI Receptacles: Front and Rear
- Hose Bibs: Front and Rear

INTERIOR FEATURES:

- 2-Story Homes: First Floor 9' Ceilings, Second Floor 8' Ceilings
- Ranch Homes: First/FROG Floor 8' Ceilings
- Walls/Ceilings: Sand Finish Plaster
 - ♦ Choice of Five Paint Colors
- Dining Room: Swirl Plaster Ceiling (Selected Models)
 - ♦ Crown Molding (Selected Models)
 - ♦ Chair Rail with smooth plaster above (Selected Models)
- Family Room: Direct Vent Gas Fireplace with Slate Surround
 - ♦ Pre-wire for Ceiling Fan
- Locks: Kwikset
- Deadbolts on Exterior Doors, Except Patio Doors
- Smoke Detectors: All Bedrooms and Each Floor
- Flooring:
 - ♦ Foyer: Choice of Hardwood or Ceramic Tile
 - ♦ Pad: 6lb Rebond Padding
 - ♦ Vinyl: Kitchen, Baths, and Utility Area
 - ♦ Carpet: Stain Resistant in Choice of Colors
- Master Bedroom: Pre-wire for Ceiling Fan
- Wired and Ready, includes Structural Wiring and Basic Security System (no monitoring)
- Trim/Doors: White
- Vinyl-Coated Ventilated Shelving in All Closets
- Garage: Plastered ceilings and walls (no paint; no trim)

KITCHEN:

- 42" Raised Panel Wall Units (Ranch Homes 30") with Crown Molding
- Countertop: Granite (Group 1)
- Frigidaire Appliances: Dishwasher, Smooth Top Range, Microhood (Ventless)
- Faucet: Delta Water Saving Fixture
- Ice Maker Hookup
- Sink: Stainless Steel Undermount
- Garbage Disposal

BATHS:

- Master Bath: Soaking Tub (Style per Plan)
 - ♦ Fiberglass Shower Stall with Door
 - ♦ Raised Vanity with Double Bowl, Culture Marble Top
 - ♦ Recessed Light over Tub and Shower
- Easy Maintenance Fiberglass Tubs and/or Shower
- Powder Room: Pedestal Sink with Oval Mirror
- Exhaust Fans
- Toilets: Elongated Comfort Height
- Faucets: Delta Water Saving Fixtures

ENERGY SAVING FEATURES:

- Hot Water Heater: Gas, 50 Gallon
- HVAC:
 - ♦ 13 Seer Rated System
 - ♦ Central Air Conditioning
 - ♦ Energy Efficient Natural Gas Heating
 - ♦ Programmable Thermostats
- Insulation-Energy Efficient
 - ♦ Walls: R-13 Batts
 - ♦ Ceiling: R-38 Batts or Blown
 - ♦ Floors over Garage: R-19 Batts
 - ♦ Slab: R-10 (2" Perimeter Insulation)
- Insulated Fiberglass Front Door

WARRANTIES:

- 2-10 Home Buyer Warranty
- Builder One-Year Limited Warranty
- HVAC Equipment: 5 Year Limited Warranty on All Parts
- Termite Soil Treatment and Warranty



CONSTRUCTION MANAGEMENT SERVICES, LLC Updated 2-3-14

Above deemed to be accurate but not warranted. Minor room size variations and reversed floorplans are subject of field conditions. Prices and specifications are based on the latest possible information available at time of publication approval. Builder reserves the right to make changes at any time without notice in specifications, prices, material, colors, equipment, and models.



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