



Included Features & Design Specifications

Northlake at Ovation - Single Family Homes

INTERIOR DESIGN FEATURES

- 10-foot first floor ceilings with vaults (per plan)
- 9-foot second floor ceiling heights
- Kwikset, Dakota, satin nickel interior door hardware
- Rocker light switches
- Ceiling fan pre-wiring (per plan)
- Ceramic tile flooring in entry, kitchen, nook, utility room & bathrooms
- Carpet in living area, bedrooms, closets and loft (per plan)
- Sherwin Williams paint
- Flat stock 6" interior trim baseboards
- Smart Outlets: USB plugs 2, 2 data outlets
- Lighting fixture package Maxim Logan satin nickel
- LED disc lighting (per plan)

EXTERIOR DESIGN FEATURES

- Stucco block exterior with selection of exterior paint colors
- Kwikset Dakota touchpad door hardware
- 8-foot front door
- 30-year dimensional shingle
- Pavers on exterior walks/driveway
- Engineered slab
- 9' x 8' Garage door with wifi opener
- Exterior coach light
- Full landscaping package
- Full irrigation sprinkler system
- Full exterior gutters
- Covered lanai

SECONDARY BATHROOM FEATURES

- Solid surface countertops with eased edge
- Delta Faucets: Kayra stainless steel
- Ceramic tile tub/shower surround to ceiling
- Ceramic tile flooring
- 34-inch vanity cabinetry
- Lighting fixtures: Maxim Logan satin nickel
- Powder bathroom pedestal sink (per plan)

KITCHEN FEATURES

- Samsung Stainless Steel Appliances: 36" electric cooktop, 30" built in oven, dishwasher, microwave, vent hood vented to exterior
- Solid surface countertops with eased edge
- Ceramic tile backsplash
- 42-inch upper cabinetry
- Undermount stainless steel kitchen sink
- Delta faucet: Westville stainless steel
- Large pantry
- Kitchen sink disposal
- LED disc lighting
- Island kitchens

PRIMARY BEDROOM/BATHROOM SUITE FEATURES

- Solid surface countertops with eased edge
- Dual undermount vanity sinks
- Delta faucets: Kayra stainless steel
- Ceramic tile shower walls to ceiling with glass enclosure
- Ceramic tile flooring in all bathrooms
- 36-inch vanity base cabinetry
- Towel bars
- Lighting Package Maxim Logan satin nickel
- Private water closet

ENERGY EFFICIENT/SMART FEATURES

- Energy efficient HVAC system
- Energy efficient dual pane windows with vinyl frame
- Tyvek House Wrap
- Honeywell programmable smart thermostat
- LED disc lighting
- New home warranty with 2-10 home warranty
- 10- year structural home warranty



Our Standard Is Their Upgrade

At RockWell Homes, we never cut corners. Every home we build is packed with lasting value—inside and out. Quality and luxury features come standard, so you can feel confident you're getting the best home without paying extra to get it.

Here are some of the standard features you'll enjoy in your RockWell Home- typically upgrades with others.

Northlake at Ovation

INCLUDED FEATURES	ROCKWELL	OTHERS
Gourmet Kitchen Upgraded Samsung Stainless Steel Appliance Package with Stainless Vent Hood	✓	
Energy Efficient Block Construction with Whole Home Gutters	✓	
10 Foot First Floor Ceiling Heights and 9 Foot Second Floor Ceiling Heights	✓	
42 Inch Upper Aristokraft Kitchen Cabinets with Center Island and Ceramic Tile Backsplash	✓	
8 Foot Front Door and 5 ¼ Inch Flat Stock Interior Baseboards First and Second Floor	✓	
Covered Backyard Lanai and Covered Front Porch	✓	
Delta Stainless Steel Kayra Plumbing Fixtures with Ceramic Tile to Ceiling in Showers	✓	
Solid Surface Countertops in Kitchen and Bathrooms	✓	
Rocker Light Switches with LED Disc Lights Throughout Home	✓	
Smart Home Package with Wifi Enabled Garage Door and Honeywell Thermostat	✓	
Satin Nickel Lighting Package and Ceiling Fan Pre-Wire in Living Room, Bedrooms and Lanai	✓	
Kwikset Touchpad Front Door Hardware	✓	
Radiant barrier roof decking and 30 year Dimensional Shingles	✓	
2-10 home warranty & 10-year structural warranty	✓	