



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