

WICKFORD WOODS SPECIFICATIONS

- Underground utilities featuring drainage, phone, electric and cable
- Community Septic system
- Municipal water
- Natural Gas
- Lawn irrigation system

Home Features

- Concrete footings and slab foundation 3000 PSI
- Foundation footings w/crushed stone and drains
- 150 AMP electric service
- Silverline by Andersen Energy Efficient, Low E windows with integral grills 6/1 w/screens
- No maintenance vinyl siding and shakes
- 30 year Architectural roof shingles
- Steel insulated garage door with openers
- Concrete walkway
- Driveway – prepared base with bank run and processed gravel, finished course Asphalt
- 2 x 6 wood framing construction
- Engineered roof and floor systems
- 12 x 12 Pressure treated rear decks
- Trek decking on front porch
- Owens Corning batt insulation, R21 walls, R38 ceiling, R19 basement floors
- Energy Efficient gas fired heating system with central air
- Energy Efficient gas fired on demand water heater
- Gutters and downspouts installed

Interior Features

- Plaster ceilings with smooth finish
- Plaster walls
- 5 ½” baseboard trim throughout
- 3 ½” Stafford casing throughout
- Gas fireplace with marble/stone surround and mantle
- Interior painted walls – Buyers choice of color from Sherwin Williams, matte paint
- Interior painted trim – white, semi-gloss finish
- Oak flooring, 2 1/4” with satin polyurethane finish on first floor
- Oak Staircase with poplar risers and oak handrail
- Plush carpet in bedrooms and loft-Buyers choice of color from Builders selections
- Ceramic tile bathroom floors –Buyers choice of color from Builders selections
- Two panel Masonite interior doors with brushed nickel lever hardware
- Wire shelving storage systems installed in closets
- Kitchen and Bath Cabinetry –from Builders selections and vendor allowance \$7500.00
- Granite counter tops in Kitchen, with under mount sinks. Buyers stone choice from Builders vendor, \$35-38.00 allowance
- Granite bathroom counter tops \$35-38.00 allowance, with white porcelain under mount bowls
- Kohler lav faucets – Forte or Devonshire 8” spread - **polished chrome**
- Kohler kitchen faucet – Bellera single hole pull-down or Simplice single hole pull-down – stainless steel or polished chrome
- Stainless Steel kitchen sink – double bowl or single bowl
- Fiberglass white shower/tub enclosure
- Tile shower in master bathroom with framed glass shower door and polished chrome mixing valve
- Comfort height elongated bowl toilets – Sterling by Kohler
- Mirrors installed over master and guest bathroom vanity
- Stainless Steel kitchen appliances-Allowance \$2800.00
- Light Fixtures - \$1,200.00 allowance
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