

# STANDARD FEATURES



## Special Royal Features

### REFINED EXTERIORS

- Double Pane, Low E Aluminum Windows
- Designer Exterior Coach Lights
- Recessed Light in Front Entry in Lieu of Surface Mount
- Exterior SunFlex Paint System by SunColor Paints
- Raised Panel Fiberglass Front Door by Therma-Tru®
- Aluminum Fascia with Ventilated Soffits
- 3 Exterior 110V Electrical Outlets and 2 Hose Bibs
- Professionally Designed Landscape Package
- Full Irrigation System - Multiple Zones with Timer
- Raised Panel Steel Garage Door
- Architectural Shingles with 30-Year Warranty

### ELEGANT INTERIORS

- 17"x17" Ceramic Tile in All Wet Areas including Kitchen, All Baths, Foyer, and Laundry Room
- Fan Prewires in Family Room and All Bedrooms
- FashionSmart Carpet Selections by Armstrong®
- Marble Window Sills
- 3/4" Colonial baseboards
- Custom designed Royal Oak Launch Zone (per plan)
- Rocker Switches
- Saddleback A/C Return instead of Direct
- Programmable Thermostats for Energy Efficiency
- Custom Designer Light Packages by Progress®
- Vaulted Ceilings (per plan)
- Knockdown Textured Ceilings and Orange peel Walls
- Smoke Detectors
- Front Door Chime
- Washer/Dryer Connections in Laundry Room
- Ventilated, Easy Slide Shelving in Closets

### KITCHEN INSPIRATIONS

- GE® Ceramic Top Electric Range
- GE® Built-in Microwave
- 36" (minimum) Maple Cabinets by Timberlake®
- Upgraded Delta® Single-Lever Faucet with Sprayer
- Recessed can lights in Kitchen in Lieu of track light
- GE® Built-in Dishwasher
- ½ Horsepower Badger® Garbage Disposal
- 50/50 Stainless Steel Sink
- Selection of WilsonArt® designer countertops with 4" Backsplash
- Open Living Designs with Large Islands (per plan)

### PERSONAL SPACE AMENITIES

- 5-Piece Standard Bath with separate Tub/Shower
- Walk-in Shower with Glass Enclosure (Master Bath)
- Beveled Edge on all Vanity Mirrors with Lighting
- Ceramic Wall Tile in all Tub and Shower Areas
- Steel Tubs in Secondary Baths in Lieu of Acrylic
- Ceramic Tile Bathtub Backsplash (Master Bath)

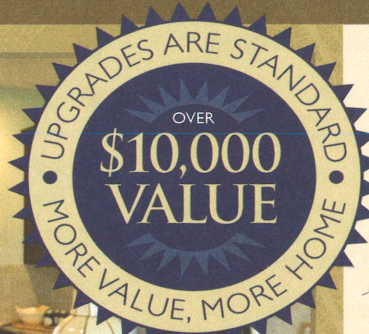
### MASTER PLANNING

- Brick Pavers on Driveway, Lead Walk and Entry
- Minimum 14 SEER Heat Pump
- CPVC Piping System
- Termite Protection with Bora-Care®
- Bonded-Builders 2/10 year Structural Warranty
- Royal Oak One Year Warranty on Builder Defects
- 50 Gallon Quick Recovery Hot Water Heater (per plan)
- 2-Year HVAC Warranty
- R-30 Insulation with R-11 Exterior Walls
- Energy Efficient Attic Venting with Flow through Soffits
- Fiberglass Insulated Front Door

## THE ROYAL OAK HOMES PROMISE:

We are a family of builders. We promise to treat you with respect and to provide you with a rewarding and enjoyable home buying experience. We promise to keep you informed and to do what is right.





## More Features, More Value, More Home.

### Our Special Royal Features

- ✦ Brick Pavers on Driveway, Lead Walk and Entry \$1,200
- ✦ Double Pane, Low E Aluminum Windows \$750
- ✦ 36" Maple Cabinets by Timberlake® Made in USA \$500
- ✦ GE® Appliances with Ceramic Top Electric Range and Built-in Microwave \$400
- ✦ Marble Window Sills \$400
- ✦ Ceramic Wall Tile in all Tub and Shower Areas in Lieu of Plastic Shells \$600
- ✦ 5-Piece Standard Bath with separate Tub/Shower/Enclosed Toilet \$2,500
- ✦ Upgraded Delta® Single-Lever Faucet with Sprayer \$100
- ✦ Steel Tubs in Secondary Baths in Lieu of Acrylic \$300
- ✦ Recessed can lights in Kitchen in Lieu of track light \$300
- ✦ Designer Exterior Coach Lights \$200
- ✦ Fan Prewires in Family Room and All Bedrooms \$400
- ✦ Recessed Light in Front Entry in Lieu of Surface Mount \$100
- ✦ 3/4" Colonial baseboards \$250
- ✦ Custom designed Royal Oak Launch Zone (per plan) \$300
- ✦ Rocker Switches in Lieu of of Toggle \$200
- ✦ Saddleback A/C Return in Lieu of Direct for Privacy \$300
- ✦ Programmable Thermostats for Energy Efficiency \$150
- ✦ Walk-in Shower with Glass Enclosure (per plan) \$300
- ✦ Beveled Edge on all Vanity Mirrors with Lighting \$300
- ✦ Minimum 14 SEER Heat Pump \$560

**TOTAL VALUE Over \$10,000 !!**