

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 Thermo-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 Vent instead of Direct Wall Vent
- Programmable Thermostats for Energy Efficiency
- Custom Designer Light Packages by Progress Lighting®
- Knockdown Textured Ceilings and Orange peel Walls
- Smoke and Carbon Monoxide Detectors
- Front Door Chime
- Washer/Dryer Connections in Laundry Room
- Ventilated, Easy Slide Shelving in Closets

KITCHEN INSPIRATIONS

- GE® *Stainless Steel* Ceramic Top Electric Range
- GE® *Stainless Steel* Built-in OTR Microwave
- 42" Maple Cabinets by Timberlake®
- Upgraded Delta® Single-Lever Faucet with Sprayer
- Recessed can lights in Kitchen in Lieu of track light
- 3cm Granite included in Kitchen
- GE® Built-in Dishwasher
- 1/2 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
- R-38 Attic Insulation
- 9'4" Ceiling Height (per plan)
- Compact Fluorescent Bulbs throughout
- 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
- 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.

ROYALTY COMES STANDARD



More Features, More Value, More Home.

Our Special Royal Features

		Dare to Compare
3cm Granite included in Kitchen	\$5,000	<input type="checkbox"/>
42" Maple Cabinets by Timberlake® Made in USA	\$1,250	<input type="checkbox"/>
Compact Fluorescent Bulbs throughout	\$1,200	<input type="checkbox"/>
5-Piece Standard Bath with separate Tub/Shower/Enclosed Toilet	\$2,500	<input type="checkbox"/>
GE® Stainless Steel Appliances with Ceramic Top Electric Range and Built-in OTR Microwave	\$1,500	<input type="checkbox"/>
Brick Pavers on Driveway, Lead Walk and Entry	\$1,200	<input type="checkbox"/>
Double Pane, Low E Aluminum Windows	\$750	<input type="checkbox"/>
9'4" Ceiling Height (<i>per plan</i>)	\$300	<input type="checkbox"/>
Ceramic Wall Tile in all Tub and Shower Areas in Lieu of Plastic Shells	\$600	<input type="checkbox"/>
Minimum 14 SEER Heat Pump	\$560	<input type="checkbox"/>
R-38 Attic Insulation	\$500	<input type="checkbox"/>
Fan Prewires in Family Room and All Bedrooms	\$400	<input type="checkbox"/>
Marble Window Sills	\$400	<input type="checkbox"/>
Beveled Edge on all Vanity Mirrors with Lighting	\$300	<input type="checkbox"/>
Custom designed Royal Oak Launch Zone (<i>per plan</i>)	\$800	<input type="checkbox"/>
Recessed can lights in Kitchen in Lieu of track light	\$300	<input type="checkbox"/>
Saddleback A/C Return in Lieu of Direct for Privacy	\$600	<input type="checkbox"/>
Steel Tubs in Secondary Baths in Lieu of Acrylic	\$300	<input type="checkbox"/>
Designer Exterior Coach Lights	\$200	<input type="checkbox"/>
Rocker Switches in Lieu of Toggle	\$200	<input type="checkbox"/>
Programmable Thermostats for Energy Efficiency	\$150	<input type="checkbox"/>
Upgraded Delta® Single-Lever Faucet with Sprayer	\$100	<input type="checkbox"/>