

CALEDONIA VILLAS

SHAGBARK ESTATES

Standard Features

Every SGS Communities in Caledonia Villas includes the following features:

Energy Efficient Features

- Professionally Engineered and Installed Trusses
- Exterior Moisture Barrier House Wrap
- Insulated Steel Exterior Doors
- Central Air,
- 2'x 6' Exterior Walls

Interior Features and Finishes

- 9' Ceilings throughout Main Floor
- 4 Season Sun Room with Cathedral Ceiling & Ceiling Fan
- Granite Counter tops Throughout
- Tile Back splash in kitchen - **End Units Only**
- Crown Molding on Kitchen Cabinets
- Privacy Locks on Bedrooms and Bathrooms
- 100 Amp Electrical Service
- Stainless Steel Double Bowl Kitchen Sink Raised Two-Panel
- Interior Doors
- Painted Interior Trim
- Surface Mount LED Lighting in Kitchen
- 32" Interior Door Openings (except closets) 36" Exterior Door Openings
- Garbage Disposal - 1/2 HP, and Ice Maker Line for Refrigerator
- Built-in Boot Bench and Messaging Center

Exterior Features and Finishes

- Zero Step Entry from front door and garage
- Concrete Walkway from Front Entrance to Driveway
- Fixed pane French door in sunroom
- Written 1 Year Builder Warranty
- One Exterior Ground Fault Outlet
- Low Maintenance Vinyl Exterior
- Exterior Faucet in Garage
- Internet Connection in Mechanical Room
- Screens on all operating Windows
- Electric Garage Door Opener with Key Pad

- Gutters and Downspouts on Front and Back
- R-38 Rated Insulation in Attic/R-22 Rated Wall Insulation
- Windows, Dual Pane, LowE With Screens
- Rinnai Tankless Water Heater
- 95% Efficient Gas Furnace
- LED lighting in most fixtures (except ceiling fans)
- Floors: Carpet throughout except, Luxury Vinyl Planking (LVP) in Baths and Laundry, Kitchen, Front Entry and Dining Area. **LVP in Sun Room in End Units only. Middle units have carpet in Sun Room.**
- Spacious Attached Garage — Firewall Drywalled and Firetaped in Garage
- Paper Holders and Towel Bars in Bathrooms
- Satin Nickel Hardware
- Levered Handles On All Doors
- Walk-in Shower in Master Suite
- Gas Line for Range and Dryer (Electrical Available for an additional investment.)
- Ceiling Fan Ready in Bedrooms and Great Room
- Cable jacks in Great Room and one in each Bedroom
- One Telephone Jack in Kitchen
- Water Box for Future Washer Installation
- Pull Down Access Ladder in Garage
- Optional 18' x 6' storage area in Garage

The Site

- Natural Gas
- Underground Electric
- Municipal Water and Sewer
- Underground Sprinkling
- Landscaping and Lawn Included

By signing below, buyer acknowledges they have reviewed the standard features included on their Condominium Floor Plan and fully understands the features included and the upgrade options available to them, should they desire.

Buyer's Signature:

Buyer's Signature:



09/25/2020

Drive/Developments/CV Phase II

*Plans, landscaping and elevation renderings are artist's conceptions, are not to scale and may not accurately depict the homes or lots as they are built. These illustrations may depict options and features that are not standard on all models. Optional features may be included at additional cost and are subject to construction cut off dates. All references to square footage are approximate and may vary with elevations. This brochure is for illustrative purposes only and is not part of a legal contract. Seller reserves the right to make changes or modifications to plans, plan specifications, materials, features and colors without notice. All information herein is believed to be accurate, but is not warranted and is subject to error, change and withdrawal without notice.