

# *The Trace*

## CAMELLIA CROSSING



*The Trace*  
3 Bed – 2 Bath  
1,414 SQFT

# The Trace's Standard Features

## Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists and rafters will be 16" on center

## Exterior Features:

- Hardie Lap exterior siding
- Limited Lifetime Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & locking system
- 6x6 Smooth Pine columns on the front and back porch
- Landscaping to include plant package, irrigation, and 7 pallets of sod
- One Car Garage

## Interior Features:

- 9' smooth ceilings throughout
- Traditional R13 Batt/Fiberglass insulation (draft stopping measures to seal insulation)
- 50-gallon electric water heater
- 14 SEER electric heat pump
- Low Voltage pre-wiring included. Additional smart home packages available on pre-sale homes

## Interior Finishes:

### *Design Features*

- 6" baseboards
- Disc lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

### *Flooring*

- Standard LVP flooring in all first floor common areas, bathrooms and laundry room
- Carpet in all bedrooms, closets, & any other rooms

### *Kitchen*

- Shaker style, custom designed, wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, glass top electric range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen

### *Bathrooms*

- Double vanity in the primary bathroom with under-mount sinks
- Vanity mirrors
- High quality fiberglass tub/shower in all full bathrooms
- Chrome Delta® Bath Fixtures

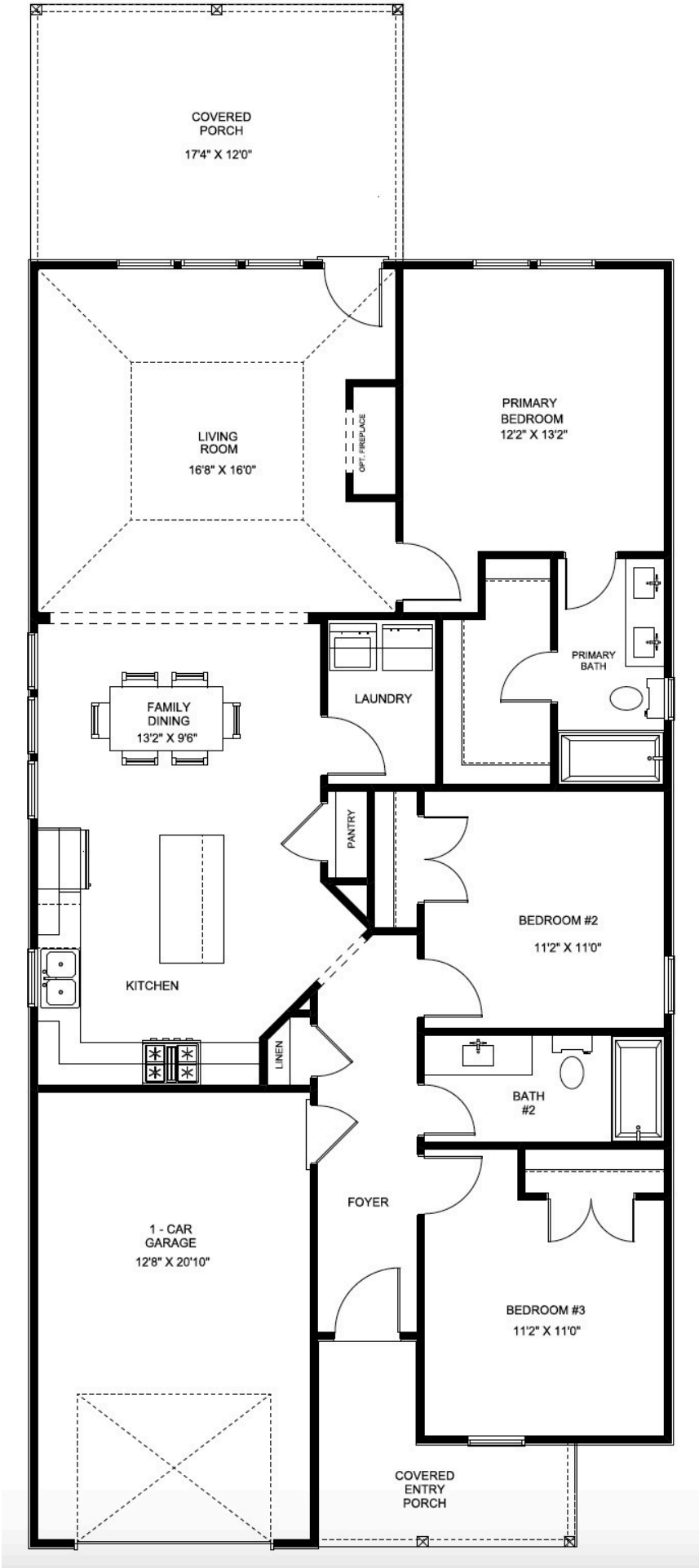
### *Bedrooms*

- All bedrooms will have ceiling fans

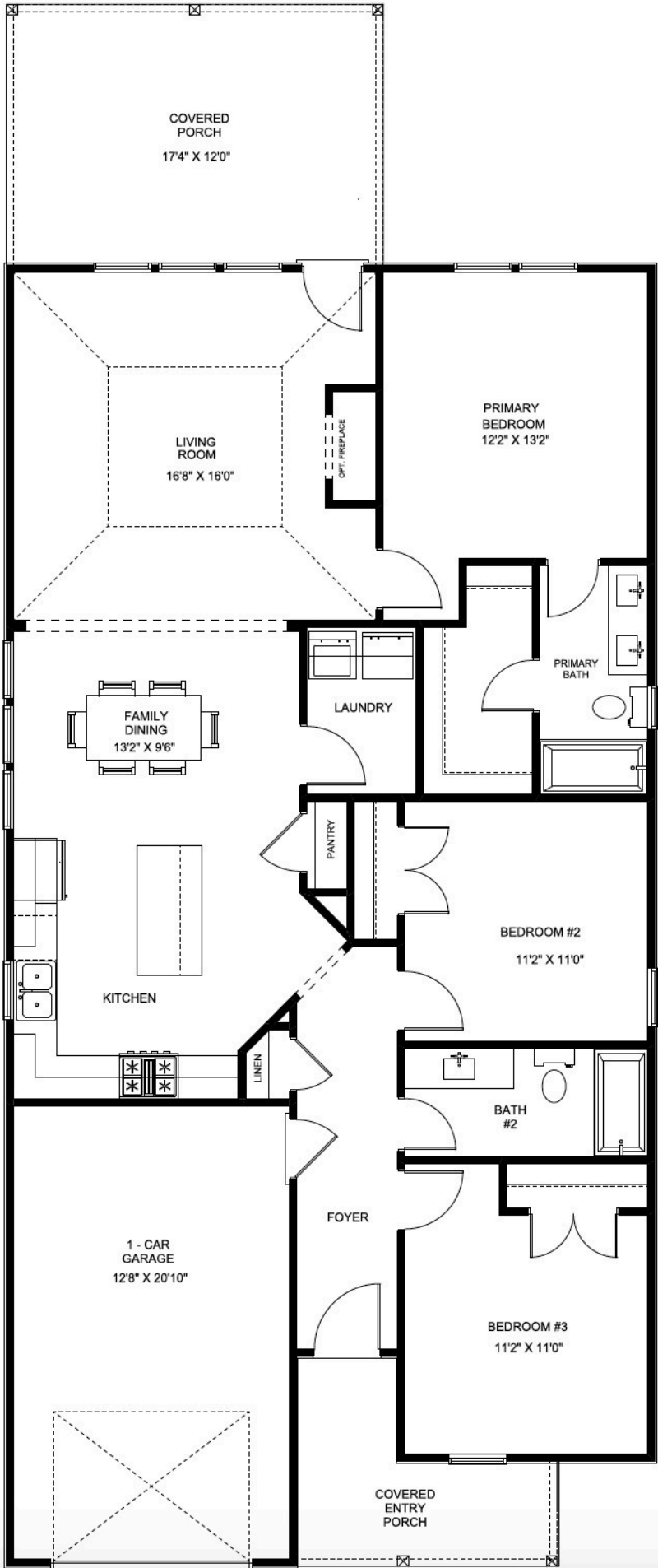
Customizing isn't complicated! Upgraded finish options are available for our standard finishes in pre-sale homes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

[www.hollandhomesllc.com/process/design-guide](http://www.hollandhomesllc.com/process/design-guide)

# MAIN LEVEL



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