

The Lawden

OWENS CROSSING



The Lawden
4 Bed – 3 Bath
2300 SQFT

The Lawden'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 siding & Masonry brick exterior
- Limited Lifetime Dimensional Architectural Roof Shingles
- Exposed rafter tails
- Single hung, double paned, high efficiency, Low E glass, vinyl windows
- Fiberglass front door & locking system
- 2 Car Garage
- Landscaping to include 10 pallets of sod, irrigation system, and planting beds

Interior Features:

- 10' smooth ceilings throughout first floor & 9' smooth ceilings throughout second floor
- Open cell R20 Spray Foam installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls (draft stopping measures to seal Insulation)
- 50-gallon electric water heater
- 14 SEER electric heat pump
- Ventless electric log fireplace with 5' tall brick surround and hearth & shaker style mantle
- Foundation SmartHome Package that includes one SmartHome control panel, one video doorbell, 36 months of free SmartHome automation, and a welcome visit from Chorus SmartSecure after closing.

Interior Finishes:

Design Features

- 6" Baseboards & cased windows throughout
- Recessed 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

- 5" pre-finished engineered hardwood on the first floor in the common areas & laundry room,
- Ceramic tile in all full bathrooms
- 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, wood vent hood, electric range & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

Bathrooms

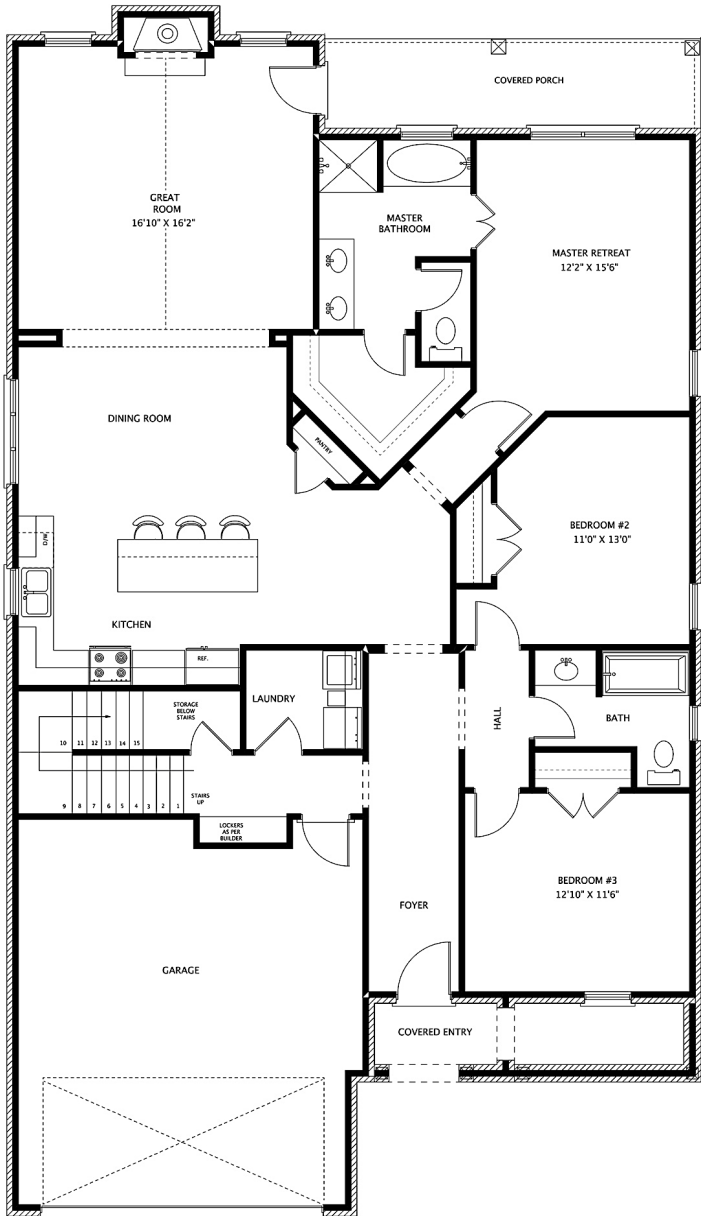
- Tile shower with waterproofing system in the primary bathroom
- Soaking Garden tub in the primary bathroom
- Chrome Delta® Bath Fixtures
- Large double vanity in primary bathroom with under-mount sink
- Vanity mirrors
- High quality fiberglass tub/ shower in all other bathrooms

Bedrooms

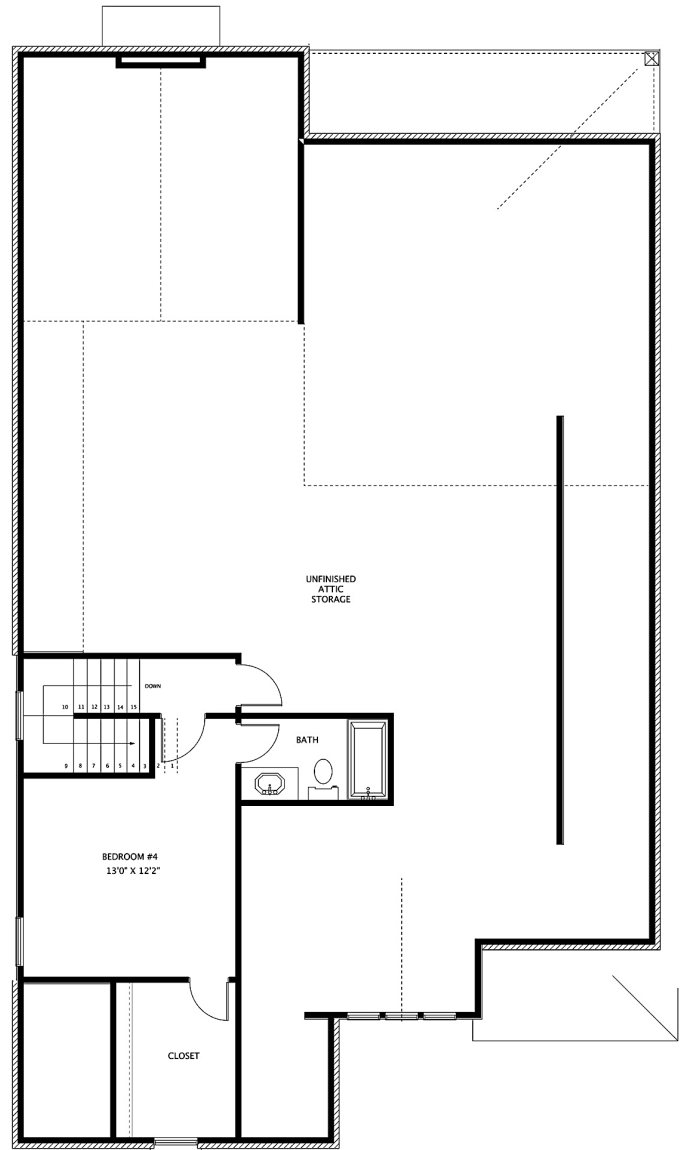
- All Bedrooms will have ceiling fans

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!

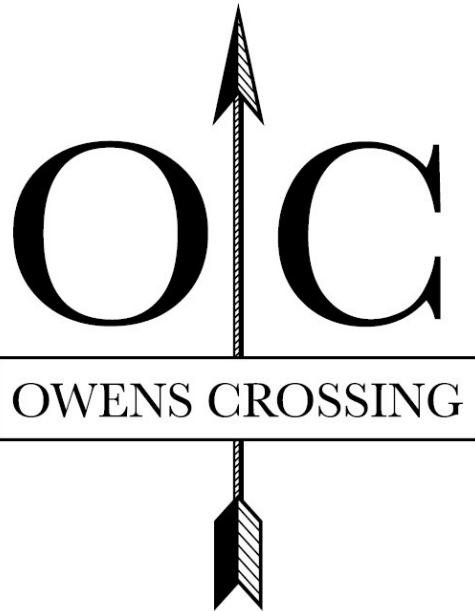
www.hollandhomesllc.com/process/design-guide



MAIN LEVEL



UPPER LEVEL



Holland Homes

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