

# *The Driftwood*

Tapestry Park



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4 Bed – 3.5 Bath with Bonus Room  
2698 SQFT

# The Driftwood'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 on first floor and 24" on second floor

## **Exterior Features:**

- Hardie Lap and Masonry Brick exterior siding
- Limited Lifetime Dimensional Architectural Roof Shingles & Metal Roofing
- Exposed Rafter Tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Fiberglass front door & Locking System
- 6x6 smooth Pine columns with small corbel on front porch
- Landscaping to include plant package, irrigation & 7 pallets of sod
- 2 car garage

## **Interior Features:**

- 9' Smooth ceilings throughout with vaulted ceilings in the living area
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass Insulation installed in the exterior walls
- Draft stopping measures to seal insulation
- 50 Gallon gas water heater
- 14.3 SEER2 electric heat pump
- Ventless gas log fireplace with 5' tall brick surround and hearth & shaker style mantel
- Foundation SmartHome Package that includes a Smart Home control panel and a video doorbell

## **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.
- Mud Bench in hallway leading to garage

### ***Flooring***

- Standard LVP flooring in the first floor common areas, powder bathroom and 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, free standing gas range, wood hood vent & microwave
- Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tiled backsplash in kitchen

### ***Bathrooms***

- Walk-in tile shower with waterproofing system
- Double vanity in primary bathroom with undermount sinks
- Vanity Mirrors
- Delta® Bath Fixtures
- Fiberglass tub/shower in all other full bathrooms

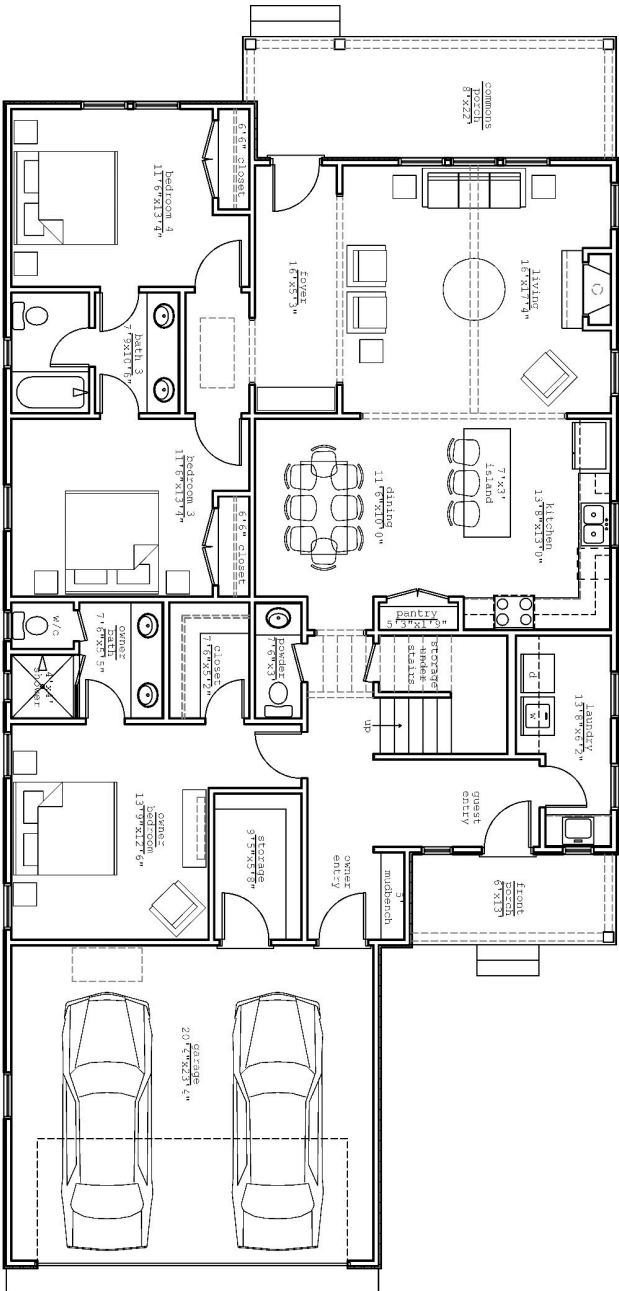
### ***Bedrooms***

- All bedrooms will have ceiling fans

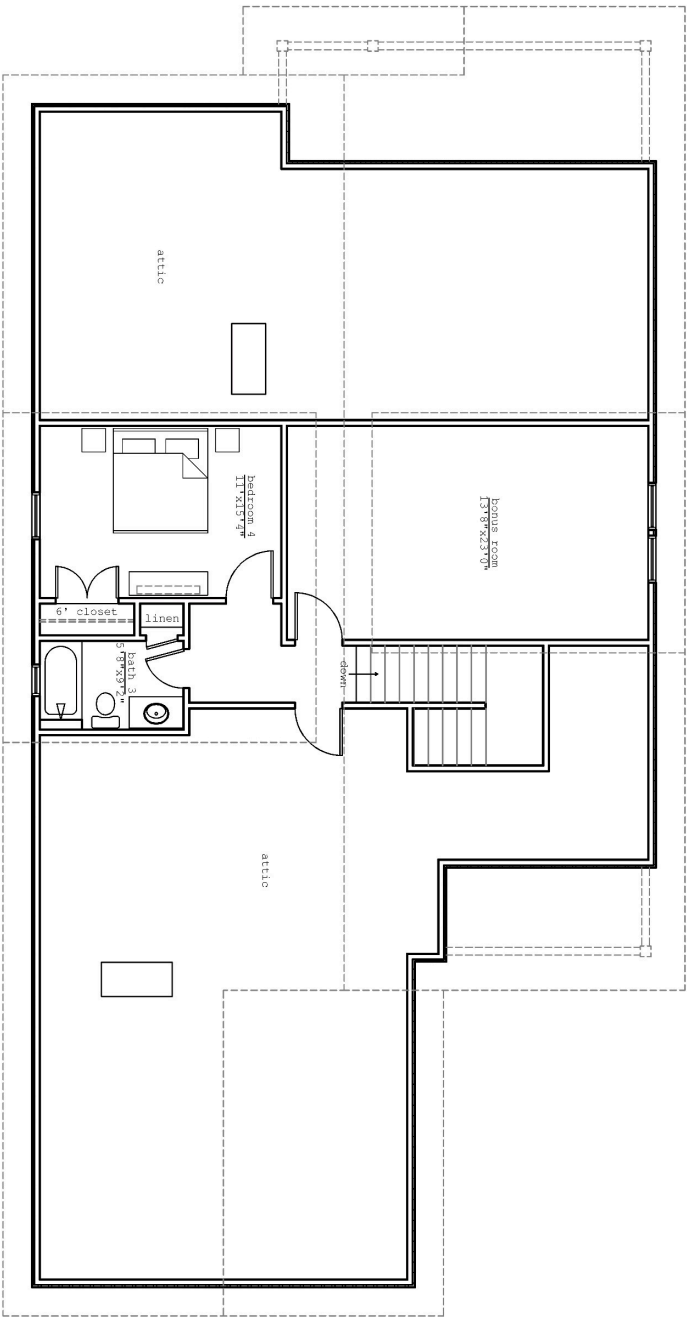
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# MAIN LEVEL



# SECOND LEVEL





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