

# *The Poydras B*

THE PRESERVE



*The Poydras B*  
3 Bed – 2 Bath  
2,399 SQFT

# The Poydras B'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 & rafters will be 16" on center on the 1<sup>st</sup> floor & 24" on the 2<sup>nd</sup> floor

## **Exterior Features:**

- Hardie Lap exterior siding with Masonry Brick
- Double hung, double paned, low E glass wood clad windows
- Fiberglass front door & locking system
- Other exterior doors will be steel full lite
- 10x10 smooth columns on all porches
- Louvered Shutters
- Landscaping package to include plant package, irrigation, and 7 pallets of sod

## **Interior Features:**

- 10' Smooth Ceiling on Main Level. 9' Smooth Ceiling on Upper Level
- 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 gas water heater
- Gas Furnace HVAC System
- Option to upgrade to gas fireplace with 5' tall brick surround & hearth and a shaker style mantel: \$6500
- Low Voltage pre-wiring included. Additional smart home packages available

## **Interior Finishes:**

### ***Design Features***

- 6" Baseboards & 4" cased windows throughout
- Canned lighting throughout kitchen, living room, dining room & primary bedroom
- Wire shelving installed in the primary closets, pantry, all other closets & laundry area
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color

### ***Flooring***

- Prefinished engineered hardwood in first floor common areas, laundry room and primary bedroom
- Ceramic tile in all full bathrooms
- Standard carpet in guest bedrooms, closets & any other rooms

### ***Kitchen***

- Custom designed wooden cabinets in kitchen & bathrooms
- Quartz countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, oven, gas cooktop, & built-in tabletop microwave
- Wood hood vent
- Brushed Nickel or Oil-Rubbed Bronze Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen

### ***Bathrooms***

- Tile shower with waterproofing system in the primary bathroom
- Fiberglass tub/shower in all other full bathrooms
- Brushed Nickel, Oil-Rubbed Bronze, or Black Delta® Bath Fixtures
- Large double vanity in primary bathroom with under-mount sinks
- Vanity mirrors

### ***Bedrooms***

- All Bedrooms will have ceiling fans

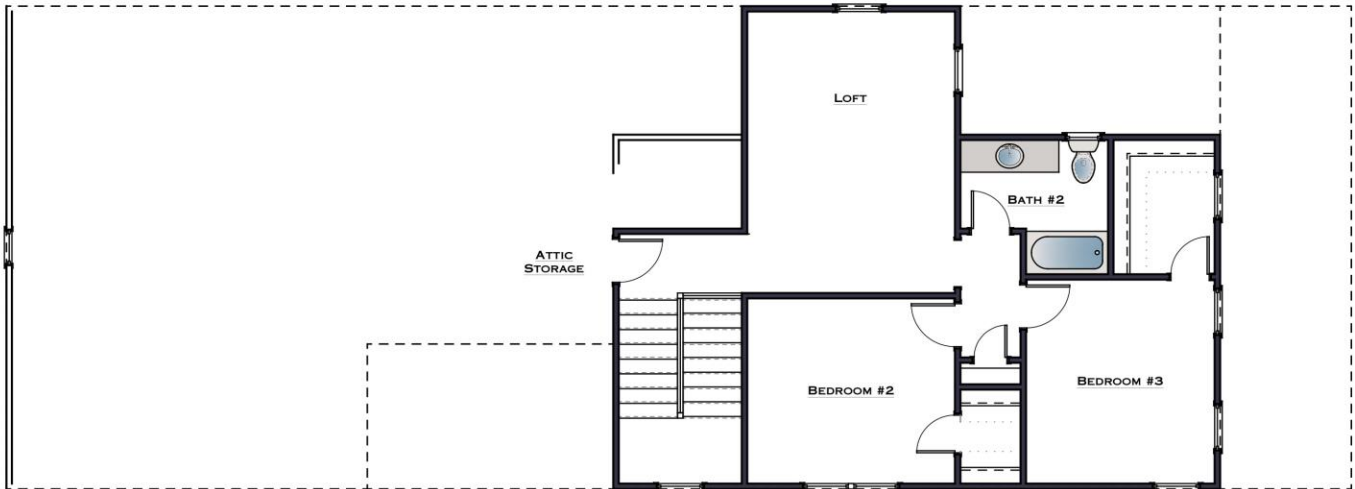
The exterior color schemes for the community have been thoughtfully selected by our Design Team. Scan the QR code to see the designated floor plan and color scheme for each lot.



**MAIN LEVEL**



**UPPER LEVEL**



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