

# *The Camellia Duette*

CAMELLIA CROSSING



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2 Bed – 2 Bath  
949 SQFT

# The Camellia'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 and Board & Batten exterior siding
- Limited Lifetime Architectural Roof Shingles
- Metal Shed Roof
- Exposed rafter tails
- Single hung, double paned, high efficiency, low E glass, vinyl windows
- Steel front door & locking system
- 6x6 smooth Pine columns on all porches
- Landscaping to include plant package and 10 pallets of sod

## **Interior Features:**

- 9' smooth ceilings throughout
- Vaulted ceilings in living area and primary bedroom
- Traditional R13 Batt/Fiberglass insulation (draft stopping measures to seal insulation)
- 50-gallon electric water heater
- 14.3 SEER2 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 pantry & closets
- Interior walls primed & painted with Sherwin Williams® Paint. Includes two wall colors, one trim color & one ceiling color
- Judges paneling in family dining & foyer
- Mud bench upon entry of home

### ***Flooring***

- LVP flooring in the 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***

- Large double vanity in primary bathroom with under-mount sink
- Vanity mirrors
- Fiberglass tub/shower in all full bathrooms
- Chrome Delta® Bath Fixtures

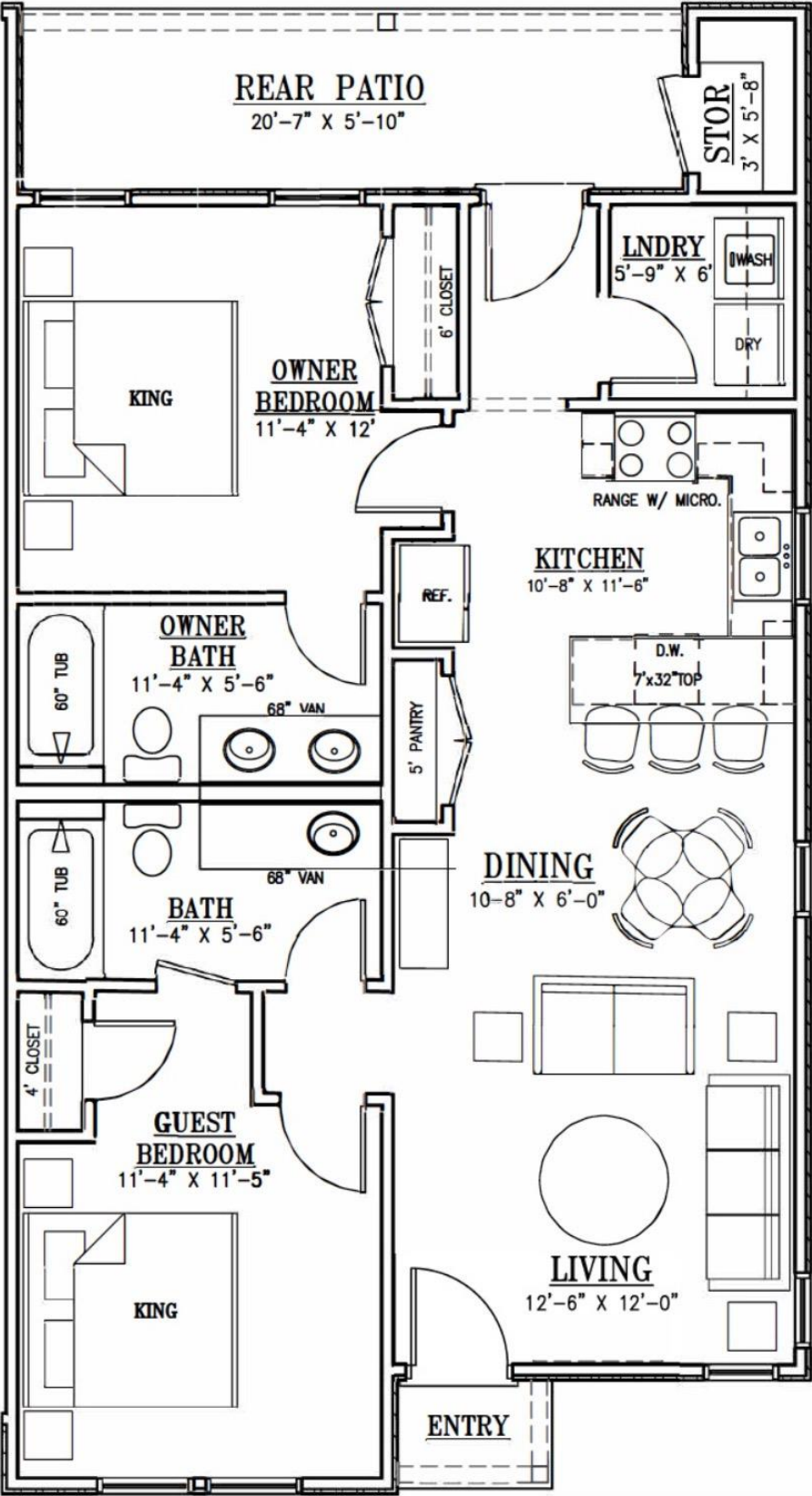
### ***Bedrooms***

- 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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