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# LOMAX VILLAS

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## Unseen Values

- Lagniappe Builders 1-Year Home Warranty
- Trane Equipment - Gas Furnace Split System
- Insulated, fiberglass, French patio door
- On-site, stick-built construction
- 2 x 4 16" on center interior and exterior walls
- Treated sill plate w/double top plate on all interior & exterior walls
- OSB roof sheathing with clips
- 2 x 10 header material on all bearing walls
- Structurally engineered roof system

## Exterior Features

- Slab foundation with brick veneer
- Exterior waterproofing and foundation drain
- Backfill and rough grading of disturbed areas
- Positive grade around foundation for proper drainage
- Ply Gem Low E maintenance free single hung vinyl windows
- Screens for all operable windows
- Locksets with deadbolts on all exterior doors
- Fiber cement siding, Aluminum Fascia/ Vinyl Soffit
- Roof overhangs with ventilated soffit
- Synthetic house wrap on all exterior walls
- All OSB exterior sheathing
- Seamless aluminum gutters and downspouts
- Lifetime Architectural roofing shingles
- Shingle-over type continuous ridge vent
- Insulation system includes R-16 value in exterior walls, R-19 floor, & R-38 in ceilings
- Caulk and sealant package
- Garage Parking on entry level!

## Interior Features

- Smooth finished 9-foot ceilings (first), 8-foot ceilings (second)
- Ventless gas fireplace (per plan)
- Sherwin Williams paint throughout: 1 Primary and 1 Accent
- 5 ¼' cove crown molding on first level & second level hallway
- 6" Baseboards on main level
- Shiplap accent wall (per plan)
- Interior doors trimmed with 3-1/2" casing, fully cased windows
- Slide in gas range with built-in vented stainless-steel hood
- Built in microwave with trim kit in island
- Designer light fixtures
- Ventilated shelving in all secondary closets, & pantries
- Pull down attic stair
- Site-finished White Oak flooring on 2nd /3rd Floor
- Wood flooring on 1st floor
- Carpet in secondary bedrooms

## Kitchen/Baths

- Solid wood cabinets with dovetail drawer boxes
- Upgraded stainless steel appliances
- Upgraded faucet with pull-out hand spray
- Custom crown molding on top of kitchen cabinets
- Soft close door and drawers on all cabinets
- Quartz countertops with tile backsplash in kitchen
- Ultra quiet dishwasher and disposal
- Upgraded water saving lavatory faucets
- Custom built master tile shower stall
- Frameless glass door and panel in master bath
- Tile flooring in laundry, owners bath & secondary baths
- Fiberglass tubs in secondary baths with tile surround

## Electrical

- 200-amp electrical service
- Recessed lighting throughout home
- G.F.I. electrical outlets front & back
- Electrical smoke detectors at every level and in every bedroom
- Phone and cable jacks
- HDMI prewire for living room and master bedroom
- Exhaust fans in all bathrooms

## Plumbing

- Tank-less gas water heater for unlimited hot water
- PEX and copper water lines
- Under-mount stainless steel kitchen sink 9" deep
- Exterior hose bibs front & back
- Utility hookups for washer & dryer
- Exterior vent for dryer
- Waterline to ice maker
- Shut-off valves at all sinks, faucets, & water closets

## Upgrades Available

- Farmhouse sink in kitchen
- Vegetable sink in island
- Under Cabinet lighting w/light rail molding
- Glass door inserts kitchen cabinetry
- Built-In wine fridge
- Outdoor Patio
- Screened-in-Porch

\*The builder reserves the right to adjust pricing or make changes to the final selections.