



LAKE POINTE

At Goose Pond
LAKE GUNTERSVILLE

Garage Specifications

UNFINISHED GARAGE

All homes will feature a unfinished garage. Some garage plans may include expandable area upstairs.

GARAGE – Detached

- 2 Car Garage with Optional Expandable Living Area
- James Hardie Siding
 - Board and Baton / Shaker Shingle
- Block and Fill Foundation
- Stacked Stone around Foundation
- Pella Proline Series Windows (*Size and Location Per Plan*)
- Decorative Wayne Dalton 9700 Series Insulated Garage Door with Opener
- 2 Remotes with Safety Photo Cell
- Sewer and Water Ready (for garages w/expandable area)
- 100 AMP service with 3 outlets in car/boat garage area
- Unfinished Poplar Stair Treads with Unfinished Risers
- Galvanized Metal Roof (20 year warranty)

NOTE: If purchaser decides for builder or after closing themselves to finish garage it will require a variance from the Scottsboro Planning and Zoning Board which will stipulate area to be used for temporary guest quarters and area will not be equipped with cooking facilities.

FINISHED GARAGE / Guest Quarters

Car/Boat/Garage Area

Sheetrock and Paint

STAIRS

Finished poplar stair treads and painted risers

PLAYROOM/GUEST BEDROOM

Smooth & Painted Ceiling (per plan)

Carpet

1x8 Base Trim

1x6 Window and Door Trim

Two Panel Smooth Interior Door (Per Plan)

Cabinets for Wet Bar

Cabinets: Wellborn Cabinets

Selections for Kitchen and Bath

The following Selections are included as featured

| Style | Wood Type | Colors |
|-----------|-----------------|--|
| Rose Hall | Oak | Natural, Light, Medium, Dark, Sable, Pickle, Cranberry |
| Rose Hall | Maple | Natural, Light, Medium, Sable, Pickle, Cranberry |
| Rose Hall | Hickory | Natural, Light, Medium, Dark, Sable, Pickle |
| Rose Hall | Cherry | Natural, Light, Medium, Dark, Sable, Autumn Spice |
| Seville | Oak | Natural, Light, Medium, Dark, Sable, Pickle, Cranberry |
| Seville | Maple | Natural, Light, Medium, Sable, Cranberry |
| Seville | Character Maple | Natural, Light, Medium, Sable, Pickle, Cranberry |
| Harbor | Maple | Natural, Light, Medium, Sable, Cranberry |
| Madison | Maple | Natural, Light, Medium, Sable, Pickle, Cranberry |
| Lancaster | Oak | Natural, Light, Medium, Dark, Sable, Cranberry |
| Lancaster | Maple | Natural, Light, Medium, Sable, Pickle, Cranberry |
| Lancaster | Hickory 4/2/07 | Natural, Light, Medium, Dark, Sable, Pickle, Cranberry |

Door Style and Names are subject to changer per Manufacture Specs.

Acrylic Polymer, Solid Surface Counter Tops with integrated Stainless Steel Sink

OPTIONAL BEDROOM (per plan)

Smooth & Painted Ceiling

Carpet

1 x 8 Base Trim

1 x 6 Windows and Door Trim

Single Hung Ventilated Shelving if applicapable

Two Panel Smooth Interior Door (Per Plan)

BATHROOM

Smooth & Painted Ceiling
Ceramic Tile Floor (Customer Selection) see note 5
Elongated Water Saver Toilets (White or Linen)
Delta Washer less Faucets (customer selection)
Delta Scald Guard Tub & Shower Faucets (customer selection)
Cut off Valves under all Sinks & Toilets
Vented Bath Fan to Outside
Acrylic Polymer Solid Surface Counter Tops with Solid Surface Molded Sink (Customer Selection)
Cabinets per plan and customer selection
Fiberglass Tub & Shower Combination (White or Bone)
Two Panel Smooth Interior Door (per plan)
1 x 6 Windows and Door Trim
1 x 8 Base Trim
Mirrors over vanity

EXTERIOR

See page 1

INSULATION

R-19 Insulation/Baffles in Sloped Areas & Crawl Space Floors
R-13 in Walls Cellulose Insulation
R-30 Blown in Ceiling Insulation
Insulated Water Lines in Attic and Exterior Walls
Seal Plates Caulked

WINDOWS (Size and Location Per Plan)

Pella Proline Series Windows
For additional information www.pella.com
Exterior door to be Thermatru flush

H.V.A.C.

13 Seer Electric for Whole House Heating & Cooling System
Digital Thermostat

PLUMBING

Renai on Demand Gas Hot Water Heater

ELECTRICAL

100 Amp Underground Electrical Service
Ground Fault Protected in the Bathrooms, Garage & Exterior Outlets
Smoke Detectors per Code
Lighting (Customer Selection) See note 2
NOTE: Home wired per national electrical code.



Customer Selections and Notes

1. Customer to have three (1) interior wall colors, one (1) interior trim color and one (1) interior ceiling color. See home specifications for any additional information.
2. Customer may select their own light fixtures through Woodland Homes approved supplier with a lighting allowance of \$500.00 including tax.
3. Customer may select their own plumbing fixtures though Woodland Homes approved supplier with a plumbing allowance not to exceed \$450.00 including tax.
4. *Refer to detail drawings for all ceiling heights.*
5. Ceramic tile flooring is limited to two (1) choice per garage if finished