

The Oaks at Indigo



Included Features

Distinctive Interiors:

- Elegant nickel finish hardware by **Schlage®**.
- Premium **Progress®** nickel lighting package
- Smooth, painted ceilings throughout
- Superior fade & stain resistant continuous polyester filament low *VOC **Mohawk®** carpet w/ 6LB pad
- **Sherwin Williams®** low *VOC interior paint
- Ceiling lights in all bedrooms
- Ceiling fan pre-wire in living room and bedrooms
- Vinyl coated ventilated closet shelving for easy cleaning, better air circulation, and greater visibility
- Washer and dryer connections
- **Masonite®** raised Camden interior doors
- Vaulted ceiling in Great Room (per plan)
- Tray ceiling in master bedroom (per plan)
- Hardwood foyer and first floor living area (per plan)
- 9' first floor ceiling height

Kitchen Amenities:

- Solid **Legacy®** 42" staggered Cabinets w/ crown molding and choice of decorative knob
- Functional dual compartment stainless steel sink with **Moen®** faucet and vegetable sprayer
- Pantry with ventilated vinyl shelving for better air circulation and visibility for hard to find items
- Decorative **Granite** countertops with eased edge
- Breakfast bar for additional serving space (per plan)
- **Congoleum® Armstrong®** no wax vinyl floor with **TouchGuard®** to protect against rips and gouges
- **GE®** Energy saving garbage disposal
- **GE® SS** Natural Gas Range and self-cleaning oven
- **GE® SS** dishwasher
- **GE® SS** vented microwave with light above range
- Water line for ice maker hook-up
- **Moen®** Pot filler behind range for cooking convenience

Bathrooms:

- Solid **Legacy®** Cabinets in all full baths
- Cultured Marble countertops with integrated sink
- **Congoleum® Armstrong®** no wax vinyl floor with **TouchGuard®** to protect against rips and gouges
- **Moen®** chrome water savings fixtures
- Fiberglass five foot tub/shower in guest bath
- Fiberglass garden tub/shower in master bath (per plan)
- Separate shower in master bath (per plan)
- Stylish pedestal sink in powder room (per plan)
- Comfort height dual vanities in master bath
- Comfort height elongated toilets

Distinctive Exteriors:

- Insulated single or double car garages (per plan)
- Prewired for garage door opener
- **Schlage®** nickel finish door hardware
- **Plaspro®** durable six panel insulated doors
- **Heartland®** low maintenance vinyl siding and trim with limited lifetime warranty.
- USPS approved mailbox with decorative post
- Professional landscaping including fully sodded front, rear, and side yards to enhance curb appeal
- 2 weatherproof exterior electrical outlets
- 2 Hose bibs
- 30 year Architectural shingles
- Raised concrete slab foundation
- Pickets and Handrails on front porch per plan
- 100 sq. ft. patio

Smart Tech Plus Home Features:

- **Lutron®** lighting package w/ free smart phone app to control the programmable lighting features
- **Sonos®** 5.1 surround sound w/ free smart phone app to control music right from your phone
- **Honeywell®** Wifi Focus Pro programmable thermostat w/ free smart phone app to control the temperature
- 3 three prong / USB docking outlets
- **Sonos®** 2 speaker distributed audio in 1 additional room
- Security System prewire
- Structured wiring package that includes:
 - 3 cable outlets
 - 3 phone outlets

Energy Efficient Package:

- **Rinnai®** tankless water heating system
- Air barrier and mastic duct sealing
- **Johns Manville®** R-13 framed wall insulation
- R-30 blown attic insulation
- **Bryant®** 16 SEER HVAC w/ **Puron®** refrigerant
- **Capitol®** energy efficient low E vinyl, double pane windows with tilt in feature for easy cleaning
- Poly-sealant around exterior base plates, doors, electrical outlets and windows
- **Rex-Wrap®** high performance, weather resistant house wrap to guard against moisture and air infiltration
- Smoke detectors with battery back-up for continuous operation and peace of mind

Quality Construction Features:

- 10 year insured limited warranty program administered by **2-10 Home Buyers Warranty Company**
- Engineered trusses (per plan) and 16" on center load bearing walls to provide a more structurally sound home
- **PEX** plumbing system
- **Heartland®** low maintenance vinyl siding provides a long lasting, easy to clean exterior without having to paint
- Renewable termite bond by **Clarks Pest Control**
- **Square D®** 200 amp service

The Palmetto Signature Homes Experience:

- Dedicated Customer Care Department
- Over 25 years of home building experience
- First year coverage on workmanship and materials

*Included features are subject to change without notice.

