

## Lot 5

This beautiful 2150 sq foot home with a detached garage and breeze way offered at Oak Alley Estates. This is Coastal living with a Town & Country/ Beach feel. Our homes are built for comfortable coastal living. And from the craftsman style of homes. Builder Maverick Remodeling & Construction and Design by BJ And Kaysie Stampely. We incorporate function, style, and comfort into every one of our homes that we build. Each home at Oak Alley Estates will be designed to fit on the specific lot it is on. Our goal is to save every Oak Tree on the property of which there all over 100 years old. Spacious front and rear porches come with Trex decking and the porch swing. We use James Hardie Siding and LP shaker style siding. Also, James Hardy, fascia and soffit, except where there are open rafter tails. Low country style home elevation is 15'6". Built to withstand 150 mph windstorm rating. All the wood under the house has been treated for termites preconstruction. The subfloor is Advantech 1-1/8th thick floor joist or 2 x 12.

The front and the rear of the home is built with 2 x 6 studs R19 rating foam walls close cell foam under the home R6 and blown fiberglass insulation in the attic. Radiant barrier plywood on the roof decking makes for a better insulated attic as well as an electric exhaust fan.

All the walls inside the home into the bedrooms are insulated with R 13 insulation. All doors going into bedrooms are solid core.

SHOWCASE Windows, DP 35 low E glass, argon gas. Exterior doors are fiberglass. The front door is mahogany with double pane windows.

Extra large trim throughout the home with 6-inch baseboards, craftsman style door casing, and crown molding. Ship lap around the fireplace. All doors going into the bedrooms and closets are 32" wide and 36" into the bathrooms. Going into the bedrooms, the doors are solid core.

All water piping is PEX piping and a Rinnai RL94iP Tankless Hot Water Heater, 9.8 GPM. Delta shower and tub valves. The shower has a shower head with a three-way diverter valve, a rain head, handheld wand in the shower and a Freestanding tub.

AC and natural gas heat, energy, efficient by Trane 3 1/2-ton 16 Seer

fireplace is an electric start gas

Range is gas with an air fryer, oven and gas outlets in the back porch for an extra grill.

New Orleans style gas porch lights

Beaded ceiling, three-quarter inch wood ceiling on the front porch

I for motion detected spotlights. 6 inch cans on the front and back porch. Wired for ceiling fans on the back porch.

Garage is completely insulated with an insulated garage door and side mount opener with a deadbolt on the garage door. You can air condition the garage with a mini split.

The 700 square-foot bonus room above the garage is fully insulated and sheet rocked ready to be finished out. You can easily add a third bathroom, shower and closet and still have a large bedroom or game room.

Quartz countertops throughout the home and the kitchen and bathrooms. Undercabinet LED lights and above cabinet LED lights standard as well as no plugs on the backsplash. We use task strips under the cabinet. Also, I install a plug with a deck cap for a coffee maker under the microwave oven.

LG dishwasher three position, stainless, and gas range with confection oven and air fryer, GE 800 W microwave oven.

Cabinets are all wood, soft close doors, and drawers. Pull out shelves throughout an abundance of drawers, super large refrigerator cabinet for storing cookie sheets and large appliances. Double trashcans pull out. Pull outs under the sink.

The rangehood is an all wood custom hood with a stainless steel insert and LED lights.

The kitchen sink is it all composite Elkay single position sink with a garbage disposal, and a gooseneck faucet.

You'll notice all LED lights throughout the home. Ceiling fans in the bathroom and in den. An abundance of 6-inch cans lights with dimmers. Chandeliers in the dining room, and the foyer room.

The wood floor is a European White oak 3/8 engineered, hardwood, glued down.

Homeowners' association when the total project is finished, will be managed by the owners of Oak Alley Estates.

2150sq living space

2 1/2 baths

3 bedrooms

open concept home

Two Car Garage