

# David Weekley Homes

## BELLE OAKS INCLUDED FEATURES

### **COMMUNITY FEATURES**

- Private, gated community
- Future community pool, playground, walking trails, basketball, tennis and pickleball courts
- Metal roof, rear outdoor living and side-load garage included on each home

### **IMPRESSIVE EXTERIOR FEATURES**

- Award winning designs with 4 sides masonry, per plan
- Casita options available in coordinating exteriors
- Durable fiber cement soffit and siding, per plan
- Hand-stained hardwood 8' front entry door
- Full light rear entry door
- Cast limestone address block
- 10x10 rear patio with broom finish, per plan
- Up to 1,500' of exterior flatwork with broom finish
- Two conveniently located exterior hose bibs
- Finished garage pre-wired for door opener
- 4-zone programmable irrigation system with eight pallets of Bermuda sod
- Underground utility lines for electric, sewer, and gas installed and connected to home up to 75'

### **DISTINCTIVE INTERIOR FEATURES**

- Spacious 9-12' ceilings, per plan
- 8' interior doors throughout the first level, per plan
- Satin nickel interior door hardware
- Monterey drag textured ceilings and walls
- 5 ¼" baseboards and 3 ½" door casing
- Rounded sheetrock corners, excluding windows
- Solid shelving in all closets with stained wood rods
- Waterfall style stairway with painted spindles and stained handrails and newels, per plan
- Hand laid ceramic tile in entryway and wet areas
- Designer carpet with 3/8" 5lb pad
- Reversible 5-blade ceiling fan with light kit in owner's retreat and family room
- Blocked and wired for ceiling fans in secondary bedrooms, study, retreat, and gameroom, per plan
- Water softener pre-plumb
- Two 40-gallon water heaters
- Aerobic Septic System

### **GOURMET KITCHENS**

- GE stainless steel appliance package:
  - 36" cooktop, choice of electric or gas
  - Built-in oven
  - Built-in microwave
  - Under cabinet vent hood
  - Dishwasher, EnergyStar® certified
- 42" cabinets with crown molding, select finishes
- Granite countertops with square edge
- Ceramic tile backsplash in variety of choices
- Stainless steel, double bowl, undermount sink
- Moen stainless steel, single lever pullout faucet
- Water filtration system at sink with coordinating fixture
- Walk-in pantry with solid shelving, per plan
- Pendant lights, per plan
- LED flush mount lighting, per plan
- Conveniently located electrical outlets
- Icemaker connection for refrigerator
- 1/3 hp food disposal with dedicated switch

### **LUXURIOUS BATHS**

- 2 cm Neutral Blanco Galia granite countertops with 4" backsplash
- Oval undermount sink(s) with centerset faucets, per plan
- 42" vanity mirrors with polished edges
- Decorative lighting, per plan
- Moen brushed nickel plumbing fixtures
- Moen Posi-Temp pressure balancing shower valves
- Pedestal sink with decorative mirror in powder bath, per plan
- Owner's Bath exclusive features:
  - Enhanced vanity height
  - Private water closet with elongated commode
  - Royal Bath 60" oval garden tub with 12x12 ceramic tile splash and deck
  - Separate, mudset shower with 12x12 tiled walls and framed glass door

## **THE WEEKLEY WAY**

- Industry leading, multi-level 10-year transferable warranty
- MyDWHome.com, a personalized website for David Weekley Homebuyers to view construction status and progress photos
- Exclusive Homeowner Portfolio, a guide to the homebuilding process from loan application to warranty coverage
- Personal Builder™ program with weekly updates
- Three scheduled homebuyer meetings with your Personal Builder™ during the construction of your home
- Two 3-hour appointments with a Professional Design Consultant for to-be-built homes
- New home orientation prior to closing, highlighting functions and features
- Warranty service meeting after closing with dedicated Warranty Service Manager
- 45 years of home building experience
- Two-time winner of *Professional Builder* magazine's "Builder of the Year"
- Ranked Largest Private Home Builder in America by *BUILDER* magazine
- Awarded Customer Service Champion by J.D. Power and Associates
- More than 800 design awards and counting...

## **VALUED CONSTRUCTION**

- Advanced framing techniques with 2x6 exterior walls for enhanced structural integrity and insulation capabilities
- Engineered wind shear bracing on exterior walls
- Post tension foundation engineered for site specific soil conditions
- Taexx® in wall pest control system
- Treated bottom plates on interior and exterior walls of first floor to protect against termites
- Multi-stage third party inspections

## **SAFETY, SECURITY & SMART FEATURES**

- Security system pre-wire
- Hard-wired smoke detectors with battery backup at all bedrooms
- Hard-wired carbon monoxide detectors adjacent to bedrooms
- Protective ground fault and arc fault circuit interrupters
- High tech CAT 5e telephone wiring in owner's retreat and kitchen
- High tech RG6 Quad-Shielded cable TV wiring in owner's retreat
- Media outlet in family room

## **WEEKLEY ENERGYSAVER PROGRAM**

- *Environments for Living* Platinum certification on each home
  - 3-year energy usage guarantee
- EnergyStar® Certification on each home
- CPS Energy Smart Energy™ Builder
- R-38 blown insulation in ceilings
- R-22 batt insulation in sloped areas
- R-19 insulated exterior walls assembly
- Multi-stage polysealant around base plates, doors and windows to prevent air infiltration
- 16 SEER rated air conditioning system and natural gas furnace with MERV 10 pleated filter
- APRILAIRE fresh air ventilation system
- Programmable digital thermostat
- R-8 insulated air ducts sealed with mastic compound
- Jump ducts in all bedrooms to enhance air circulation
- Sill Seal between slab and exterior wall plates
- Low E3 reflective dual pane windows with vinyl frames

**DavidWeekleyHomes.com**

