

# *The Azalea*

The Highlands of Chelsea



*The Azalea*

5 Bed – 4 Bath  
2646 SQFT

# The Azalea's Standard Features

## Building Standards:

- Slab on grade concrete foundation
- Traditional stick framing methods
- Framed "Green Corners" for higher energy efficiency
- Engineered AdvanTech Sub Floor
- Eco friendly Sentricon Termite Bait Station
- Studs, ceiling joists, and rafters will be 24" on center

## Exterior Features:

- Hardie Lap siding & Masonry brick exterior
- 30 Year Dimensional Architectural Roof Shingles & Metal Roof
- Exposed rafter tails
- Double hung, double paned, Low E glass, wood clad windows
- Fiberglass front door & locking system
- Covered back and front porches with vented vinyl ceilings
- 8x8 smooth pine columns with large corbel on the front porch
- 8x8 smooth pine columns on the back porch
- 1x6 Cypress shutters with 1x4 raised accents
- \$15,000 Landscaping Allowance
- 2 car garage

## Interior Features:

- 10' smooth ceilings throughout main floor & 9' ceilings throughout second-floor
- Open cell R20 Spray Foam insulation installed on roof deck
- Traditional R13 Batt/Fiberglass insulation installed in the exterior walls (draft stopping measures to seal insulation)
- Tankless gas water heater
- Gas furnace HVAC system
- Ventless gas log fireplace with 5' tall brick surround and hearth & shaker style mantle
- Smart Home system

## Interior Finishes:

### *Design Features*

- 6" Baseboards & cased windows throughout
- Recessed lighting throughout kitchen, living room, dining room & master bedroom
- Wire shelving installed in all closets, pantry & laundry areas
- Interior walls primed & painted with Sherwin Williams® Super Paint. Includes two wall colors, one trim color & one ceiling color

### *Flooring*

- Hardwood flooring in the first-floor common areas & laundry room.
- Ceramic tile in all full bathrooms
- Carpet in all bedrooms, closets, & any other rooms

### *Kitchen*

- Custom designed wooden cabinets in kitchen & bathrooms
- Granite countertops throughout
- Stainless Steel appliances by Whirlpool®, including the dishwasher, gas range, & microwave
- Chrome Delta® Kitchen Fixtures
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen

### *Bathrooms*

- Tile shower with bench and waterproofing system in the master bathroom
- Freestanding tub in the master bathroom
- Chrome Delta® Bath Fixtures
- Large double vanity in master bathroom with under-mount sinks
- Vanity mirrors
- High quality fiberglass tub/ shower in all other full bathrooms

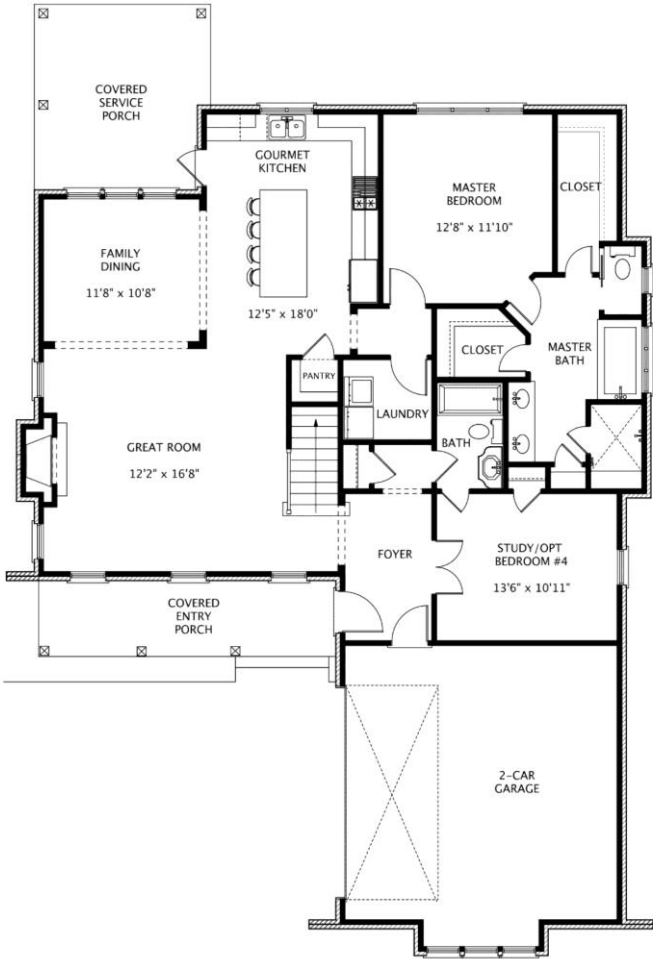
### *Bedrooms*

- All bedrooms will have ceiling fans

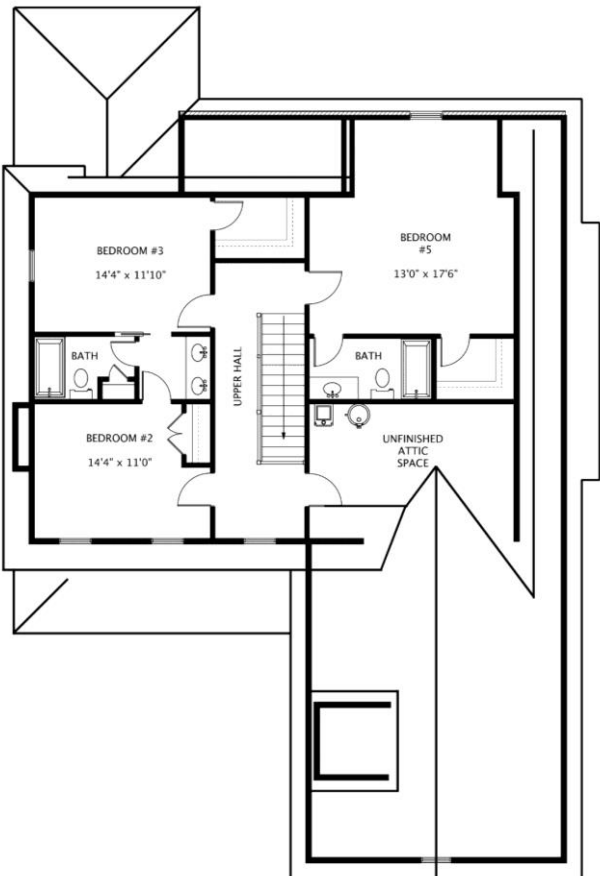
Customizing isn't complicated! Upgraded finish options are available for our standard finishes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

[www.hollandhomesllc.com/process/design-guide](http://www.hollandhomesllc.com/process/design-guide)

# MAIN LEVEL



# UPPER LEVEL





# THE HIGHLANDS *of Chelsea*



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