

The Scarlet Oak

The Highlands of Chelsea



The Scarlet Oak

5 Bed – 3.5 Bath
3136 SQFT

The Scarlet Oak'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, high efficiency, Low E glass, wood clad windows
- Fiberglass front door & locking system
- 8x8 Smooth Pine columns on the front and back porches
- \$15,000 Landscaping Allowance
- 3 Car Garage

Interior Features:

- 9' smooth ceilings throughout first-floor & 8' smooth ceilings throughout the 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 brick surround and hearth and a shaker style mantel

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, office, & powder bathroom
- Ceramic tile in all full bathrooms & laundry room
- 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
- Stainless Steel undermount sink in kitchen
- Tile backsplash in kitchen
- Chrome Delta® Kitchen Fixtures

Bathrooms

- Tile shower with water proofing system in the master bathroom
- Freestanding tub in the master bathroom
- Large double vanity in master bathroom with under-mount sink
- Vanity mirrors
- Chrome Delta® Bath Fixtures
- High quality fiberglass tub/ shower in all other bathrooms

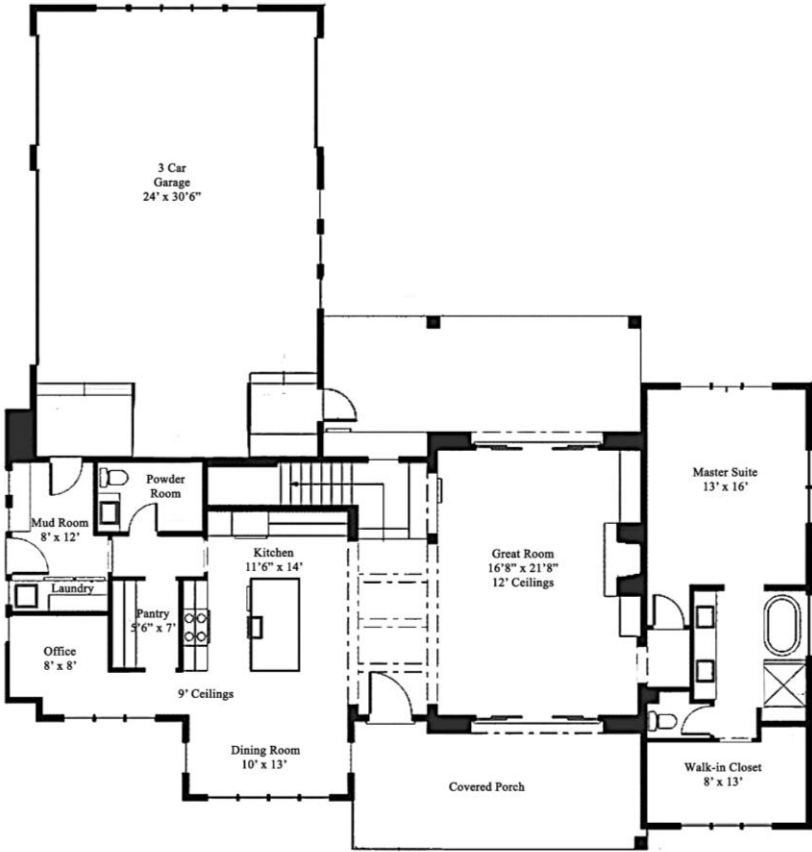
Bedrooms

- All Bedrooms will have ceiling fans

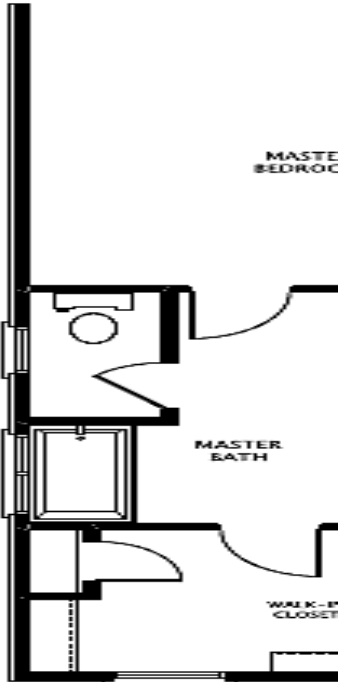
Customizing isn't complicated! Upgraded finish options are available for our standard finishes. We have all of our upgrade options, details, and pricing available for you in our Design Guide. View the link below to access it!

www.hollandhomesllc.com/process/design-guide

MAIN LEVEL



UPPER LEVEL



ALT BAT
W/TUB/SLIP



THE HIGHLANDS *of Chelsea*



"Building Reputations"

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(334) 332-7157

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