



The Oaks At McIlwaine

COMMUNITY

- Community protective covenants
- Professionally landscaped front entrance
- Community sidewalks and street lighting
- Country atmosphere easy access to Birkdale, I-77, I-85 and Uptown Charlotte

INTERIOR

- Tray ceilings (per plan)
- Brushed nickel door knobs and cabinets
- Smooth ceilings throughout
- 9 foot ceilings on first floor, 8 foot on second floor
- Recessed ice maker hookup
- Garbage disposal
- Washer & Dryer hookups
- 6' garden tub in Master Bathroom (per plan)
- Separate shower in Master Bath with tile surround (per plan)
- Four phone jacks and Four cable locations
- Pre-wired for surround sound systems in the family room
- Gas fireplace with tile surround & T.V. niche (per plan)
- Granite vanity tops in bathrooms
- Two (2) panel interior doors with upgraded baseboards
- 36" upper, maple kitchen cabinets
- Granite countertops in Kitchen
- Ceramic tile in Kitchen, laundry, and bathrooms (per plan)
- Ceramic tile or Hardwood for the entry foyer
- Ceiling fans in the master and family room
- Ceiling fan pre-wire in second bedroom
- Double ventilated wire shelving (Closets & Pantries)
- Recessed lighting (per plan)
- Upgraded 6 lb. rebound carpet padding
- Chair rail & picture frame wainscot in foyer & dining room (per plan)
- 2 piece crown molding in breakfast, dining room, foyer & Master Bedroom tray (per plan)
- Double sinks with raised vanity in master bath

EXTERIOR

- Professionally landscaped yard seeded and covered with straw
- Personalized mailbox with metal post
- Architectural style fiberglass roof shingles (30 yr. Manufacturers Warranty)
- Concrete patio size varies (per plan)
- Concrete driveway and sidewalk
- Garages (per plan) w/garage door opener, courtyard parking available

- Full gutters on front and sides of the home (per plan)
- Two exterior water faucets
- Decorative exterior light fixtures
- Brick to grade foundation

SAFETY & ENERGY

- Low maintenance exterior vinyl siding
- High energy efficient gas HVAC system, dual zone
- Low maint. double insulated vinyl windows with screens
- Insulated (R13) exterior walls and (R30) ceilings
- Metal insulated front and rear doors
- Entry doors complete with weather stripping
- 50 gallon gas water heater with recovery drain pan
- Pre-wired for security system
- Two sets of security lighting, front & rear

GENERAL STANDARDS & QUALITY CONTROL

- Pre-construction conference
- Final inspection by P&N Homes & Homeowner
- Post closing 30 day walk through
- Service inspection upon request 11 months after closing
- Exclusive 1 yr. P&N Homes Builder Warranty
- 2-10 Home Buyers Warranty

APPLIANCE PACKAGE

(White on white/Black on black, included)

- Self cleaning oven
- Microwave oven
- Smooth top range
- Dishwasher

For Sales Information Contact Rich Sossa

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We reserve the right to revise and/or substitute product features, dimensions, specifications, architectural details and designs without notice. This brochure is for illustration purposes only. Prices are subject to change without notice. All room sizes are approximate and elevations may be conceptual. 3-31-09