



## Woodlands Creek Included Features

### COMMUNITY

- Community restrictive covenants protects your investment
- Professionally landscaped front entrance
- Community sidewalks and street lighting
- Proposed Swimming pool, club house, trails, playing field
- Country atmosphere easy access to I-485 and Uptown Charlotte and Hwy. 74.
- Porter Ridge Schools

### 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)
- Two phone jacks and two cable locations
- Pre-wired for surround sound systems in the family room
- Gas fireplace with limestone mantel & 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

- Brick, Stone, and Cedar Shake accent per plan
- 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
- 2 car garage w/garage door opener

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

### SAFETY & ENERGY

- Hardiplank 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 in attic & 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
- 30 Day Post Closing walk through
- Service inspection upon request 11 months after closing
- 3 conferences during construction
- Continuous Quality Checks by P&N Homes
- 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
- Dishwasher

For additional information please contact Christine at 704-724-5139 or

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