



The Woodlands Condominiums Standard Features*

INTERIOR FINISHES

Floor Coverings

- Stain resistant carpeting in the living room, dining area & bedrooms.
- Ultima™ Satin-Gloss vinyl floor coverings by Congoleum® in the Bathrooms & Kitchen.
- PEP 7/16 “urethane Carpet Cushion by Carpenter®
- Brushed concrete finish on screened porch & balcony

Kitchen Cabinets / Counters

- Pinnacle (white thermo foil on MDF, raised panel) by Grandview Products Company™
- Corian® solid surface countertop
- Integrated seamless sink by Corian®

Bathroom Cabinets & Counter Tops

- Pinnacle (white thermo foil) cabinets by Grandview™ with white on white cultured marble, recessed oval sink

Decorative Moldings

- 4 1/4” painted base molding
- 2 3/4” painted door casings
- Two-piece crown molding in the Living & Dining areas

Closets & other Hardware

- Spacious closets with Ventilated wire shelves
- One 18” towel bar, one 30” towel bar, one robe hook and one matching toilet paper holder in each bathroom
- Premium finish door knobs & hardware
- 2” Faux wood plantation style window blinds
- Mirrors in all bathrooms

*Standard features are subject to change without prior notification.



Wall & Ceiling Finishes

- Smooth painted sheet rock walls
- Smooth finished sheet rock ceilings
- 9' ceilings on all floors

Appliances

- Appliances by Whirlpool™
 - 20.9 cu ft Refrigerator with Icemagic® Automatic Ice Maker
 - 5 cycle, 3 level insulated Dishwasher with timed wash delay
 - Free standing Clean Top® Electric Range with storage drawer
 - 1.5 cu ft, 950 watt Microwave oven with a built-in exhaust fan
 - Food Disposer, 1/3 hp with a 26 Oz. chamber
 - 12 seer rating heat pump heating & cooling system

CONSTRUCTION INFORMATION

Floor & Ceiling Systems;

- Engineered Floor Truss systems (2nd & 3rd floors)
- 3/4" Tongue & Groove Oriented Strand Board & 1" Firm-fill™ poured flooring
- Sound abatement system between floors (includes 3 1/2" batt insulation and ceiling isolation struts)

Exterior

- Exterior walls, 2x4 stud on 12" or 16" centers
- Pressure Treated materials where in contact with the concrete slab
- All vinyl double pane, insulated windows by Silverline™ single hung with tilt-in bottom sash for easy cleaning
- 1-3/4" insulated exterior doors
- Variety of Brick, stone & Hardy-Plank® sidings
- 30 year fiberglass roof shingles

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Insulation

- R-30 Blown Cellulose in the third floor ceiling
- 3 1/2" R-11 Fiberglass batts in-between the second & third floors
- R-13 rating on all exterior walls

Plumbing

- 40 Gallon electric water heater with protection pan
- Faucets by Moen®, single lever kitchen faucet & separate lever bathroom faucets, single lever shower faucets. (chrome finishes standard)
- One-piece fiberglass tub/shower combos in bathrooms are standard
- White on white cultured marble, 22" oval, recessed sinks in the bathrooms
- Integrated seamless sink by Corian™ in kitchen
- Fire suppression sprinkler system in every room

Electrical

- 150 amp service
- Phone & cable & Internet connections in each bedroom & living room.
- Phone & Internet connection in kitchen
- Smoke alarms according to local building codes
- Ceiling fans in the living room, master bedroom and screened porch. Other bedrooms come pre-wired to accept fans with light kits

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