

Estate Series

Pricing based on living square footage range starting from 2,800 square feet. Blackoak Homes are designed and built to Property Owners' specifications and are priced according to the final size of the home, covered porch and garage, as well as any additional lot preparation and site development. Base pricing includes a 2-car attached garage of 515 square feet and 200 square feet of covered porch.

Design Features

Custom Designed Floor Plans and Custom Revisions offered through a Design Agreement.

Structural Features

- Engineered Post Tension Foundation
- Custom Stick-Framed Construction
- 16" O.C. Walls and 19.2" O.C. Roof
- OSB with House Wrap Vapor Barrier
- 10' Plate First Floor with Decorative Ceiling Treatments
 - *Main Living Areas*
- 9' Plate Second Floor sloping to 10'
 - *Bedrooms*
- #3 Rebar in Driveway

Exterior Features

- Fiber Cement Board
- Front of Home Features Brick and/or Stone
 - *Per Plan*
- 18' x 8' Wide Metal Garage Door with Opener
- Architectural Composition Shingle Roof
- Termite Treatment with 1-Year Warranty
- Pest Defense In-wall System
- Choice of 2 Exterior Paint Selections
- Pre-Plumb for Water Softener Loop (Softener Not Included)

Energy Features

- High Efficiency Gas/Propane Tankless Water Heater with Built-in Recirculation Pump
 - *Sized per House*
- Gas Dryer Stub-out and Cooktop/Oven
- Tan or White Vinyl Low E3 Windows
- Sealed Air Barrier Home System
- Open-cell Spray Foam in Walls and Ceilings
- High Efficiency Two Stage 16 SEER A/C
- Multi-speed 95% Furnace
- Media Filter
- Jumper Ducts
- Digital Thermostat

Flooring Features

- Wood-look Tile or LVP Flooring Throughout the Home
 - *Tile per Allowance Sheet*
- Wood-look Tile Accent in Entry
 - *Tile per Allowance Sheet*

Interior Features

- 8'0" Solid Core Doors on First Floor
- 6'8" Solid Core Doors on Second Floor
- 3080" Solid Wood-stained Front Door with Leaded Glass
- Pine Cased Window Openings
 - *Family, Dining, Breakfast, Master Bedroom, Study, and inside front door*
 - *Cased to Match Model*
- 2 Piece Pine Base Boards throughout Home
- Pine Door Casing
- Soft-Close Cabinets and Drawers
- 1 Pocket Door Same as Interior Doors per allowance
- 1 Set of Barn Doors Same as Interior Doors per allowance
- Decorative Cedar Beams
 - *Family, Study, Dining, Breakfast, Master Bedroom and Kitchen*
- Walls and Ceilings, Same Paint Color
- 3 Paint Colors Allowed for Walls/Ceilings, Trim and Doors
- Kwikset Door Hardware
 - *Hardware per Allowance Sheet*
- Decorative Fireplace Surround
 - *Choices include Stone, Cedar, and Barnwood Accents*
- Full Security System with 2 Keypads

Kitchen Features

- 33" Farmhouse Sink with Disposal
- Kitchen Level 4 Granite
 - *Granite per Allowance Sheet*
- Custom Designed Painted Cabinets
 - *Full Extension Drawer Guides and Hidden European Hinges*
- Under Cabinet Lighting
- Clear Glass Fronts in Cabinet Doors
- Subway Tile Backsplash installed in a Brick or Herringbone pattern
- Moen Brantford or Arbor Series Kitchen Faucet
- Appliance Package:
 - *48" Free-standing Professional Range*
 - *Custom Vent Hood with Custom made Barnwood Cover*
 - *Built-in Professional Series Refrigerator and Freezer*
 - *Stainless Steel Microwave*
 - *Stainless Steel Dishwasher*

Bath Features

- Claw or Pedestal Tub with Faucet and Body Sprayer in Master Bath
 - *Multiple selections available per Selection Appointment*
- Master Bath Level 4 Granite
 - *Granite per Allowance Sheet*
- Secondary Baths and Utility Level 3 Granite
 - *Granite per Allowance Sheet*
- Paint-grade Custom Cabinets with Custom Designed Linen Cabinet
- Comfort Height Soft-Close Toilets in all baths
- Custom Designed Walk-in Shower with Rain Head Faucet
 - *Featuring Walk-in Shower Pans and Decorative Tile Patterns*
- Job Built Stained or Painted Framed Mirrors
- Moen Eva, Brantford, or Rothbury Series Plumbing Fixtures

