

1367 Epping Forest



**Custom Design with 4 Car Garage
6,015 SF on Unfinished Basement with Pool**

WATERFORD
— HOMES —

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QUALITY FEATURES

Interior Design Features & Specifications

- Open Floor Plan Concept with Extended Sight Lines Throughout
- 11' First Floor, 9' Second Floor Ceilings, 10' Poured Basement Walls
- 53" Isokern Ventless Fireplace
- Antique Brass Interior Door Handles
- Matte Black Entrance Door Hardware

Gourmet Kitchen & Scullery

- Thermador Built-In Panel Ready 30" Freezer (T30IF905SP)
- Thermador Built-In Panel Ready 30" Refrigerator (T30IR905SP)
- Zephyr 48" Monsoon II Hood Liner (AK9346BS)
- Thermador 48" Gas Range (PRG486WDH)
- Thermador 30" Professional Combination Wall Oven (POM301W)
- 2 Thermador Panel Ready Dishwashers (DWHD560CPR)
- Thermador 24" Panel Ready UC Refrigerator / Freezer (T24UC905DP)
- Thermador 24" Panel Ready UC Double Drawer Refrigerator (T24UR905DP)
- Thermador 24" Panel Ready Wine Cooler (T24UW905RP)
- KitchenAid 15" Panel Ready Ice Maker (KUIX535HPA)
- Custom Hood
- Upgraded Countertops
- Oversize Single Bowl Undermount Sink
- Custom Cabinetry and Countertop in Scullery

Flooring

- Engineered Hardwood Floors in All Non Tile Areas
- Designer Tile Floors in Bathrooms & Laundry (Hardwoods in Powder Bath)
- Tile to Ceiling in all Shower & Tub Areas

Exterior Design Features & Specifications

- Painted Brick & Stone Design w/ Oversize Detached 4-Car Garage & Breezeway
- Custom Arched Steel Front Door & Arched Steel Window in Keeping Room
- Windsor Pinnacle Aluminum Clad 15' x 10' Slider Door to Rear Covered Patio
- Windsor Pinnacle Aluminum Clad Windows
- Large Covered Rear Porch with T&G Ceiling and Fireplace
- Motorized Screens Enclosing Covered Patio
- Architectural Fiberglass Roof Shingles w/30 Yr Warranty
- Custom Wood Garage Doors
- Professionally Landscaped and Irrigated Yard

Plumbing

- Navien Tankless Water Heaters
- Delta / Brizo Fixtures Throughout
- Freestanding Tub in Master Bath
- Oversize Master Shower with Dual Shower Heads & Rain Head
- Frameless Glass Shower Enclosures (All Showers)
- Comfort Height, Elongated Toilets Throughout

Heating & Cooling

- Zoned High-Efficiency 92% Gas Furnace and 14 SEER A/C Compressor
- Smart Thermostats for Climate Control (2)
- Spray Foam Insulation in Attic, R-19 in Vaulted Ceilings and Basement Ceiling and Spray Foam Exterior Walls
- Energy Star Windsor Pinnacle Aluminum Clad Windows (Fixed & Casement Windows Throughout)
- House Wrap for Moisture Barrier

Smart Home Features

- Qolsys IQ Panel 2 Home Automation Hub
- Alarm.com App - Central Hub for the Connected System
- Smart Thermostats
- Upgraded Whole Home Pre-Wire Package (7 CAT6 Data, 4 Cable, Basement to Attic Conduit)
- 3 Exterior Camera Pre-Wires
- Pre-Wired for 8 In-Ceiling Speakers (4 Zones of Audio)
- Expandable Platform with Additional Smart Home Options Available

Cabinetry

- Custom Cabinetry Throughout
- Custom Closets in all Closet Areas

Master Bath

- Custom Cabinetry
- Oversize Walk-in Shower with Wall Mount Shower Head, Handheld and Rain Head
- Designer Framed Mirrors
- Freestanding Tub
- Designer Wall and Floor Tile

Trim Details

- 10" Flat Baseboard Throughout
- Simple Window and Door Casing Throughout
- Custom Closet Shelving in All Closet Areas
- Custom Hand Rail
- Custom Mud Room Bench with Cubbies and Doors
- White Oak Stair Treads
- Custom Trim Accents per Design Visual

Energy Efficient & Safety Features

- Personalized Lighting Fixture Package
- Upgraded 400 Amp Electrical Panel
- 4" Mini Recessed Can Lighting
- Exterior Double Floodlights
- Family Room & All Bedrooms Pre-wired for Overhead Lights & Fans
- Decora Rocker Wall Switches
- 220V Electric Outlets for Dryer in Laundry Room & Electric Car in Garage
- Security System on Basement & 1st Floor Doors

Customer Service Commitment

- One Year Builder Warranty on Materials & Workmanship
- HBW 2-10 Home Buyers Warranty
- Built-In Pest Control System w/ Renewable Warranty
- Pre-Construction Consultation with Builder
- Electrical Walk with Builder for Option Verification
- Professional Interior Design Consultation with Iris & Oak Interiors
- Certified Professional Homebuilder

Pool & Pool Deck

- Custom Pool with Spa and Pool Deck by Neptune Pools
- Raised Spa with Limestone Cladding
- Waterfall Wall with Limestone Cladding
- 6' Privacy Fence with Top Cap

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