

Woodside Homes at Palencia

Every builder says that they build a “quality” home, but what does that mean? At Woodside Homes quality means teaming with trade partners who take pride in their work and install top-grade materials, which will endure the test of time. We use superior products, new systems, quality control procedures and third-party inspections to protect your most important asset for years to come. We also invite you to a series of on-site visits to ensure your home is being built according to your approved plans and construction specifications.

Preliminary Detail

- A variety of plans and elevations to choose from
- Create your unique style with plenty of included choices and upgrade options*
- All applicable permits, fees and ARB approvals are handled by our Permitting Coordinator

Your Homesite

- Termite soil treatment and BoraCare wood treatment
- Professionally designed landscape package
- Automatic zoned full irrigation system
- All underground utilities, meters, water and sewer hook-up included

Your Exterior Detail

- 30-year grade architectural roofing shingles from Owens Corning provide a more dimensional look and extended durability
- Maintenance free aluminum fascia and vinyl soffits
- Separate paint colors for exterior walls and trim
- Six-panel textured fiberglass entry door and Level I decorative handleset with lifetime finish
- Access your covered patio through full view insulated steel doors or sliding glass doors (*per plan*)
- All exterior doors include a single-key deadbolt
- Your finished garage will be drywalled and painted with single knockdown ceiling, 5 ¼” baseboards, 2 ¼” door casings and overhead insulated steel door
- 3-bay garage with one 8’ x 7’ door, one 16’ x 7’ door, two openers and two remotes.
- Two exterior hose bibbs

Your Interior Detail

- High volume ceilings with single-knockdown finish
- True half-round and compound arches (*per plan*)
- 36” direct vent gas fireplace with painted wood mantle, flat hearth and tile surround
- Textured wall finish throughout with two coats of flat latex interior paint
- Rounded corner bead at the foyer, dining room, living room, study and owner’s suite (*per plan*)
- Large 5 ¼” baseboards with 2 ¼” door casings
- Painted wood window sills with apron
- 6-panel textured interior doors with Level 1 hardware
- Level 1 carpeting
- Up to 18” x 18” Level 1 ceramic tile in foyer, kitchen, breakfast nook, laundry room and all baths
- Stained wall-mounted handrail at stairs with carpeted treads and risers, painted skirt boards and painted wall caps (*per plan*)
- Double run of continuous slide vinyl wire shelving in owner’s closet; ventilated wire shelving and rod system in all other bedroom closets; tight mesh in kitchen pantry; ventilated wire shelving in laundry
- Pre-plumb for optional laundry sink*

Palencia Realty
(904) 810-0500

www.WoodsidePalencia.com



Seller reserves the right to make changes or modifications to plans, maps, plan specifications, materials, features, and colors without notice. Prices are subject to change without notice. Maps, plans, landscaping and elevation renderings are artist’s conceptions, are not to scale, and may not accurately depict the homes or lots as they are built. These illustrations may depict options and features that are not standard on all models. Optional features may be included at additional cost and are subject to construction cut-off dates. All references to square footage are approximate and may vary with elevations. Lot fencing and walls may not be included in the purchase, and if included, will vary according to size and location of the lot. Exterior treatments, window locations, and room configurations may vary with elevation. Model home interior decorating, landscaping, fencing, and other amenities are for display purposes only. This brochure is for illustrative purposes only and is not a part of a legal contract.

Energy Saving Features

- High-efficiency air-to-air heat pump system with digital thermostat
- Insulated double-pane windows with full screens and muntins at front
- Owens Corning fiberglass insulation, R-38 ceiling and R-13 exterior walls
- Foam and seal all air penetrations on exterior walls
- Energy efficient natural gas water heater
- Off-ridge roof venting (*per plan*)

Your Kitchen and Baths

- GE appliance package with self-cleaning glass top natural gas range, quiet power dishwasher, 1.6 CF 1000 watt microwave and ½ HP large capacity garbage disposer
- Icemaker connection
- Level II cabinets with 42" uppers in the kitchen
- Level II granite kitchen countertops with undermount stainless steel sink, Moen Chateau chrome faucet and sprayer
- Level II cabinets in all full baths
- Full 42" high vanity mirrors recessed into the wall in all full baths
- Cultured Marble vanities with integral bowl sinks and Moen Brantford chrome faucets in all full baths
- Raised vanity and 2nd lavatory in the owner's bath
- Cultured Marble soaking tub in owner's bath
- Separate ceramic tile walk-in shower in the owner's bath (*per plan*)
- Steel tubs with ceramic tile walls in all other full baths
- Chrome shower enclosures with clear glass (*per plan*)
- Up to 18" x 18" Level I ceramic tile flooring in all baths
- Pedestal sink in powder bath with Moen Brantford chrome faucet (*per plan*)
- Elongated toilets and exhaust fans in all baths

Electrical

- 200 amp electrical service
- Pre-wire for landscape lighting system at front
- Two exterior double flood lights and two exterior waterproof electrical outlets
- Level I lighting package
- Ceiling fan pre-wiring and bracing in all bedrooms, family room, study and covered patio (*per plan*)
- Recessed lighting per plan
- Switched outlets in the owner's suite and living room
- Structured wiring system with one central distribution center, five Cat5e phone and five RG6 cable locations
- Security system with contacts at all exterior doors and windows, one keypad, one motion detector at central location
- Electric door chime

Your Warranties

- \$250,000 one year termite bond with option to increase to \$1,000,000 two-year bond (1st year will be paid for you), plus one year of free Sentricon
- 10 Year Express Limited Warranty
- Builder's One Year Service Plan

Closing Costs Paid Program

- Finance your new home with one of our Preferred Lenders and your closing costs will be paid for you!**
- Our Preferred Lenders are:

Bill Burchette with SunTrust - (904) 273-2202

Diana Dilallo with Wells Fargo - (904) 206-4010

**Upgrade options are available for an additional cost and are subject to cut-off dates. Not all upgrade options are available on all plans. ** Not to exceed 3% of total purchase price, does not include PMI, pre-pays, points or origination fees. See Sales Consultant for details.*

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