



# **Standard Features**

*(Live Oak Development)*

## **EXTERIOR**

- **Tile roofs**
- **Air Conditioning on the ground**
- **Landscaped Front Yards**
- **2 Car Garages**
- **Concrete Walks, Driveways & Patio**
- **Christmas light Plug under Eaves**

## **INTERIOR**

- **Wall to Wall Carpeting**
- **Plant Shelves - most Plans**
- **Vaulted Ceilings in Living Area**
- **Wired for Television and Phone**
- **Corner of Walls are Round**

## **KITCHEN**

- **Gas Range with Shelf Cleaning Oven**
- **Dishwasher**
- **Ceramic Tile Counter Tops**
- **Custom Oak Cabinents**
- **High Quality Vinyl Flooring**

## **BATH**

- **Custom Oak Cabinents**
- **Tile Countertops**
- **Acrylic Tub or Shower**
- **Quality Plumbing Fixtures**

## **ENERGY SAVERS** --built to meet or exceed California Energy Standards

- **Standard Ceilings R-38**
- **Walls R-18**
- **Energy Efficient Heating & Cooling**
- **Vaulted Ceilings R30**
- **Dual Paned Windows-Low E Glass**
- **Setback Thermostat**

*We reserve the right to change plans, specifications, features or prices without prior notice*