



THE VILLAGES AT ROUNDHILL

QUALITY APPOINTMENTS

QUALITY CONSTRUCTION ELEMENTS

Homes are constructed with panelized 2"x4" lumber 16" on center for exterior and bearing walls
Walk-out Basements or Basement Areaways
Traditional copper electric wiring
Safety ground fault interrupt circuits
200 amp electric service
220 volt dryer outlet
Washer and electric dryer hook-up
Smoke and CO² detectors on all levels and in Bedrooms
Cable-ready television outlets
Telephone outlets
Front and rear hose bibs
Front and rear waterproof electrical outlets

SERVICE AND WARRANTIES

10 year 2-10 Homebuyer's Warranty
Pre-settlement demonstrations with Oak Hill Construction prior to closing

ESTATE FEATURES

Hardwood flooring in foyers
9'-0" ceilings on main levels
Prefab woodburning fireplace
Master Suites with luxury baths and walk-in closets
Oak Bannisters and handrails with white colonial spindles
Brushed nickel lighting fixtures and door hardware
Smooth finish ceilings

Two coats of high quality, professionally applied interior paints, semi-gloss on all mouldings, casings and interior doors
Plush wall-to-wall carpeting with choice of colors and padding
Five shelf linen and pantry closets

ENERGY SAVING FEATURES

Energy Star® insulation package
R-13 insulation in exterior walls
R-11 moisture barrier for exterior foundation walls
R-38 ceiling and attic batt insulation in vaulted areas
Vinyl double pane windows
Removable window screens
Water saving faucets and shower heads
Ridge vent attic ventilation system (per plan)

EXTERIOR FEATURES

Optional porch elevations
Brasstone front entry light(s)
Architecturally coordinated exterior colors
Professionally applied exterior paint including foundation
Executive vinyl siding
Professionally designed landscaping with sodded front and rear yards
Insulated front entry door
Doorbells
Concrete lead walks
Asphalt driveway and concrete apron
Termite soil treatment
Architectural 3 dimensional asphalt roof

Shingles with 25 year warranty
Seamless no-maintenance aluminum gutters
Custom designed mailbox
Brass door knocker and kick plate

BATH FEATURES

Luxury master bedroom baths include garden tubs and separate shower stall with glass doors
Ceramic tile flooring
All tubs and showers include white ceramic tile surrounds
White on White cultured marble vanity tops
Elongated toilets
Oversize plate glass vanity mirrors

ELEGANT KITCHEN FEATURES

42" high kitchen cabinets with crown moulding
Granite countertops with undermount stainless steel sinks and single lever faucet sprayers
G.E Energy Star® appliances
Five shelf kitchen pantry

PERSONALIZED DESIGN IDEAS

Window additions
Bay windows
Pre-wire selections
Custom cabinetry options
Hardwood flooring options on main levels
Security systems
Cathedral ceiling/tray ceiling options for master bedrooms



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We are pledged to the letter and spirit of U.S. policy for the achievement of equal opportunity throughout the Nation. We encourage and support an affirmative advertising and marketing program in which there are no barriers to obtaining housing because of race, color, religion, sex, handicap, familial status, or national origin.





★ LAKEPOINT ★ V I L L A G E

SITE PLAN



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