

OAKWOOD CONSTRUCTION COMPANY

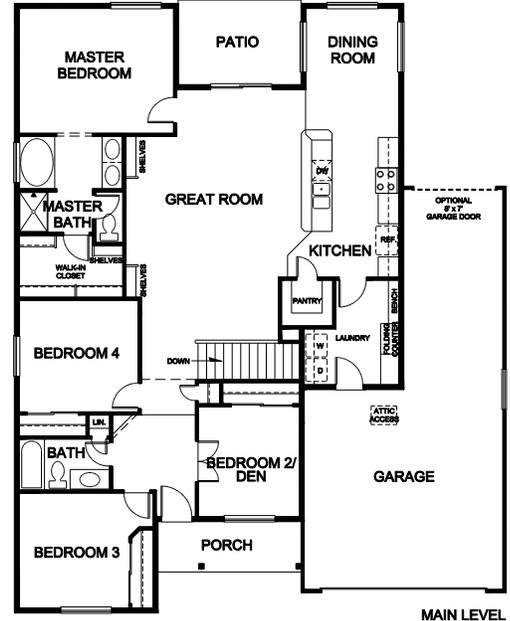
OUR REPUTATION IS BUILDING AND BUILDING...



The Schooner

- 4 Bedroom
- 2 Baths
- 3 Car Garage
- Total square feet :
1938 Finished Main
1236+ 450 crawlspace

2x6 insulated exterior walls, and designed to exceed the 2009 Energy Code, allow this 1842 square foot rancher to be easy on the wallet whether it's hot or cold outside. A 3 car garage and basement allow for plenty of storage. 4 bedrooms gives you plenty of creative space, while a wide open great room plus covered front and rear porches makes entertaining easy. And, of course, don't forget the hardwood floors and dining room that add the final touches to this beautiful home.



Oakwood Construction Company

Main Office: (719) 547-1088
Sales: (719) 547-4283
Fax: (719) 547-1085
www.BuildOakwood.com

Pricing includes standard utility tap fees, however, it does not include the price of land.



Photographs or other graphics, prices, designs, lot size, square footage and other features are approximate and should be considered estimates only. In particular, prices are base prices, modifications and custom features may substantially effect dimensions and final cost. All homes, products, and features are subject to availability and applicable laws and other restrictions. For specific information, or to consider purchasing a home, please contact one of our sales representatives.

Special Features of The Schooner

All Colorado Series homes, including The Schooner include...

Oakwood Construction, Co.'s comprehensive One Year Warranty Program
Guarantee to meet or exceed all 2009 International Residential Building Codes
Promise to deliver Certificate of Occupancy on or before scheduled closing date

The Schooner comes standard with all the items you see here. The result is a thoughtfully appointed new home containing many new items that other builders charge extra for.

If you desire upgrade pricing, please contact the sales team!

2x6 Exterior Walls

Double Pane Low-E Vinyl Windows

Structural roof trusses and engineered floor joist
Quiet Brace structural wall sheathing
OSB floor and roof sheathing
Partial Unfinished Basement with rough-in plumbing for future ¾ bath
9' Ceilings on main level
8' ceiling height in basement
3000 PSI engineered foundation design
Soils report by licensed engineer
16'x27' concrete driveway
12'x12' concrete patio
Rounded drywall corners
Hand-finished knock-down drywall texture
200 Amp electrical service
Pre-wires: 2 Cable, 2 Phone, 1 Ceiling Fan
Exterior water faucets (2), and sprinkler valve
40 gallon hot water heater
Central Air Conditioning
80% Furnace
Authentic El Rey Stucco exterior
Therma-Tru® front door S200
Tall bathroom vanities in Master Bathroom
Formica® countertops with tile backsplashes
Built-in pantry
Recessed lighting
**Appliances: Smooth-top Range,
Dishwasher, Built-in Microwave**
Chrome shower door frame with clear glass
in Master Bathroom
White Plumbing Fixtures

Tile surrounds on shower and tub in master bath

Soaking tub in master bath

Floestone™ shower base

Easy-clean one-piece fiberglass tub/shower in main bath

19" round self-rim China Bathroom sinks

American Standard® Cadet 3 toilets

Stainless Steel kitchen sink

Two-tone painted walls and trim throughout

Painted wood casing

Painted wood baseboards

Carpet flooring in living and bedroom areas

Hardwood flooring in Entryway and Kitchen

Vinyl flooring in Bathrooms and Laundry Room

Satin Nickel door hardware

Chrome Moen® plumbing fixtures

Satin Nickel light fixtures

Satin Nickel bath hardware

Two-panel arch top painted interior doors

Aristokraft® Cabinetry: Birch and oak

Custom wood shelving in closets

**Insulation: R-19 Exterior walls; R-38 Ceiling;
R-11 Basement**

Architectural shingles with 30-year warranty

Garbage Disposal

Smoke alarms and CO Detectors according to code

Garage door opener on 2-car garage

Two weather-protected exterior outlets

Covered front patio

Covered back patio

Perimeter and window well drains to pump

Tandem 3rd Car garage