





















Included Features
Warehouse Creek
A Luxury Waterfront Community by Baldwin Homes, Inc.

Imagine the Possibilities
What's in Your Dream Home?
If you can imagine it, we can build it!











Custom Exterior Features

-  ***Pella*** Windows and Patio Doors
-  Low Maintenance Exterior Package for a Trouble Free Lifestyle - Including Quality Materials Such as ***James Hardie®*** Siding ***Products*** backed by a 50 Year Warranty and ***Azek*** PVC Trim Details
-  Stone Water Table
-  ***Therma-Tru*** Insulated Fiberglass Front Door with Brass Kick plate and ***Schlage*** Door Hardware
-  Flagstone Front Porch and steps
-  Professionally designed Landscaping Package with Paver Walkway
-  Stone Entrance Monuments with Asphalt Driveway Leading to House











Custom Interior Features

-  9' Ceilings on the First Floor and 8' Ceilings on Second Floor
-  Oak Stair and Rail Package with white painted risers and balusters
-  Colonial Trim Package:
 -  5" Crown Molding in Living Room, Dining Room
 -  Two Piece Chair Rail in Dining Room
 -  5" Baseboard on 1st Floor Hall
 -  Six-Panel Semi-Solid Doors with Brass Hardware
 -  Ceiling Medallions in Dining Room and Foyer
-  Ventilated Shelving in all closets
-  Designer Lighting Package with Recessed Lights Through-out the House (see individual plans for locations)
-  Pre-Finished ***Bruce*** 2 ¼ Oak Hardwood Flooring in the Foyer, First Floor Hall, Kitchen, Morning Room, Mud Room , Dining Room/Living Room and Powder Room
-  ***Sherwin Williams*** 2 Toned Paint Package
-  ***Lennox 42"*** Gas Fireplace with Fan in Great Room with Marble Surround and Painted Mantel

Kitchen

-  Jenn Air Stainless Steel Appliance Pacakage
 -  Dual Fuel, Double Oven Range
 -  20 cu ft, French Door-Bottom Freezer Refrigerator
 -  Over the Range Microwave w/Light
 -  Dishwasher with Silent Pack
-  Granite Countertops Level 2 w/ eased edge
-  42" ***Cardell*** Maple Wall Cabinets with Crown Molding
-  Upgraded ***Kohler*** Faucets
-  Ice Maker Rough-In
-  Spacious Pantry with Ventilated Shelving

Baths & Laundry

-  Powder Room with ***Kohler*** Pedestal Sink
-  ***Kohler*** Faucets and Bath Hardware
-  Soaking tub in Master Bath
-  36" ***Cardell*** Maple Cabinets with White Cultured Marble Tops
-  ***Kohler*** Elongated Toilets in All Baths
-  Ceramic Tile Flooring and Tub Surrounds in Master and Hall Baths
-  Glass Shower Enclosure in Master Bath
-  Mirrored Medicine Cabinets in all Full Baths
-  3 Piece Basement Plumbing Rough in for future Bath
-  Laundry Sink

- Electric washer and dryer hookup
- Cardell** white Laundry Cabinets

Garage

- Wayne Dalton** Insulated Premium Garage Doors
- Overhead Door Openers chain driven with Remote
- Fully Dry-walled

Construction and Structural Features

- Gable Overhangs and Exterior Freeze Details Consistent on all Elevations – Provides Architectural Details on Every Side of House
- TJI Pre-Engineered Floor Truss System w/ **Advantex** Floor Sheathing for added Structural Stability
- Poured Nine Foot Tall Concrete Foundation Walls with **Watchdog Waterproofing System** – giving you plenty of ceiling height and a dry basement
- 2 x 4 & 2 x 6 Framed Exterior Walls sheathed with ½” OSB– for a Superior Structure and allows for increased Insulation Value to save on Heating and Cooling costs
- One (1) Pair of Floodlights on the rear of house
- Three (3) exterior hose bibs
- 30 year Architectural Roof Shingles over 7/16 OSB Wood Sheathing
- Asphalt Driveway
- Sump Pump in Basement
- Flow-guard Domestic Water Pipes**

Technical and Electronic Features

- On-Q** Structured Multi-media wiring for Telephone, Video and Computers
- Hardwired Smoke Detectors
- Three (3) GFI Weather Proof Electric outlets
- GE** House Security System with contacts on all windows and doors at the Basement and 1st floor level

Energy Saving Features

- Pella** Windows and Doors and **Terma-Tru** Insulated Front Door
- Lennox** Two Zone 13 SEER Heating and Cooling System (with optional upgrades)
- 80 Gallon Electric Hot Water Heater
- Dow Weathermate** House Wrap to reduce air infiltration
- R-30 Insulation in Attic
- R-11 Insulation in Basement Walls
- R-13 Insulation in 1st and 2nd Floors Walls (Optional foam insulation)

Quality Commitment

- Pre-Construction Meeting with Construction Manager – Provides an Overview of the Construction Process and the Site Layout of Your Home
- Pre-Drywall and Electrical Walk Through Orientation Provides a Structured Orientation for you to Become familiar with the Systems and Construction of Your Home
- Two Pre-Settlement Walk through Inspections Provides an Overall Assessment of the Quality of Construction of each Individual Aspect of Your Home
- One year Post Settlement Inspection
- Builder Commitment to Quality and Craftsmanship** – *As the Builder, we also provide you with a Homeowners Manual that details the Building process and Warranty Process, as well as a section on Caring for your Home.*

Baldwin Homes, Inc. Reserves the right to make changes to features and specifications without prior notice or obligation. Every effort was made to provide information at the time of publication. See your sales representative for more information. HBR # 701

