

**The Loire on Lot 234 Laurelmor
Finishing Schedule**

Total Heated Square Footage: 6,000
Total Square Footage Under Roof: 10,020

Entry:

Wall Finish: Rock will be applied to the exterior portions and cedar shakes to the interior portions

Floor Finish: Flagstone

Door: 6' x 8' Double Spanish Cedar entry door with two 2' Transom

Steps: Flagstone

Foyer:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: The ceiling will be a custom tray with a 22' height and rope lighting

Staircase: The staircase will have a custom flared bottom tread, red oak treads and handrail, wrought iron pickets, and painted risers, and open underneath

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces around perimeter and One Piece for the Rope Lighting

Family Room:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 22' height with custom cedar beams

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Fireplace: The fireplace will be dry stacked cultured stone with a rock mantle

Built-ins: Built-ins will be on both sides of fireplace

Hallway:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 10' height and painted

Trim

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces to bed out at 8 ½"

Laundry Room:

Wall Finish: Painted Drywall

Floor Finish: Ceramic Tile

Ceiling: 10' height and painted

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces to bed out at 8 ½"

Cabinets: Custom Wood Cabinets

Countertops: Granite with Tile Backsplash

Mud Room:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 10' height and painted

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces to bed out at 8 ½"

Cabinets: Custom Wood Seat with Cubbies

Powder Room:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 10 height and painted

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces to bed out at 8 ½"

Cabinets: Furniture Cabinetry

Countertops: Granite with matching backsplash

Kitchen:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 10' height and painted

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces to bed out at 8 ½"

Cabinets: Custom Wood Cabinets with a Variety of Decorative Upgrades

Countertops: Granite

Backslash: Tile with Decos

Keeping:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 10' height and painted

Trim:

Base: 9 ¼” MDF with Base Cap
Casing: 4 ¼” MDF
Crown: Two Pieces to bed out at 8 ½”

Dinette:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼” Red Oak
Ceiling: 10’ height and painted
Trim:
Base: 9 ¼” MDF with base Cap
Casing: 4 ¼” MDF
Crown: Two Pieces to bed out at 8 ½”

Dining Room:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼” Red Oak
Ceiling: Circular Tray Ceiling
Trim:
Base: 9 ¼” MDF with base Cap
Casing: 4 ¼” MDF
Crown: Two Pieces to bed out at 8 ½”
Chair Rail: 3 ¼” MDF with 5” Backer Board
Wainscot: Judges panels below Chair Rail
Faux Painting: Faux Painting to Ceiling

Master Bedroom:

Wall Finish: Painted Drywall
Floor Finish: Carpet
Ceiling: Custom Tray Ceilings with Rope Lighting
Trim:
Base: 9 ¼” MDF with base cap
Casing: 4 ¼” MDF
Crown: Two Pieces to bed out at 8 ½”
Fireplace: Custom wood Fireplace, Custom wood Mantle, and Granite or Tile Surround

Master Bathroom:

Wall Finish: Painted Drywall
Floor Finish: Tile and Heated
Ceiling: 10 height and painted
Trim:
Base: 9 ¼” MDF with Base Cap
Casing: 4 ¼” MDF
Crown: Two Pieces to bed out at 8 ½”
Shower: Walk-in shower with Decorative tile walls and floors
Jacuzzi Tub Area: Front, floor, and sides of tub will be tile with Decos
Cabinets: Custom Wood with Decorative Corbels

Countertops: Granite

Master Closet:

Wall Finish: Painted Drywall

Floor Finish: Carpet

Ceiling: 10' height and painted

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Shelving: Custom Shelving System

2nd Floor Hallway:

Wall Finish: Painted Drywall

Floor Finish: 5 ¼" Red Oak

Ceiling: 9' height and painted

Trim:

Base: 9 ¼" MDF with Base Cap

Casing: 4 ¼" MDF

Crown: Two Pieces to bed out at 8 ½"

Bedroom 2:

Wall Finish: Painted Drywall

Floor Finish: Carpet

Ceiling: 9' height and painted

Trim:

Base: 9 ¼" MDF

Casing: 4 ¼" MDF

Crown: One Piece

Bathroom 2:

Wall Finish: Painted Drywall

Floor Finish: Tile

Ceiling: 9' height and painted

Trim:

Base: 9 ¼" MDF

Casing: 4 ¼" MDF

Crown: One

Tub/Shower: Cast iron tub with tile shower walls

Cabinets: Custom Wood Cabinets

Countertops: Granite

Bedroom 3:

Wall Finish: Painted Drywall

Floor Finish: Carpet

Ceiling: 9' height and painted

Trim:

Base: 9 ¼" MDF

Casing: 4 ¼” MDF
Crown: One Piece

Bathroom 3:

Wall Finish: Painted Drywall
Floor Finish: Tile
Ceiling: 9’ height and painted
Trim:
Base: 9 ¼” MDF
Casing: 4 ¼” MDF
Crown: One Piece
Tub/Shower: Cast iron tub with tile shower walls
Cabinets: Custom Wood Cabinets
Countertops: Granite

Children’s Loft:

Wall Finish: Painted Drywall
Floor Finish: Carpet
Ceiling: 9’ height and painted
Trim:
Base: 9 ¼” MDF
Casing: 4 ¼” MDF
Crown: One piece
Cabinets: Custom Wood Built-ins

Bedroom 4:

Wall Finish: Painted Drywall
Floor Finish: Carpet
Ceiling: 9’ height and painted
Trim:
Base: 9 ¼” MDF
Casing: 4 ¼” MDF
Crown: One Piece

Bathroom 4:

Wall Finish: Painted Drywall
Floor Finish: Tile
Ceiling: 9’ height and painted
Trim:
Base: 9 ¼” MDF
Casing: 4 ¼” MDF
Crown: One Piece
Shower: Decorative Tile Walls and Floor with a Frameless Shower Door
Cabinets: Custom Wood Cabinets
Countertops: Granite

Sitting Room:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼" Red Oak
Ceiling: 10' height with a custom tray
Trim:
Base: 9 ¼" Base
Casing: 4 ¼" Casing
Crown: Two Pieces to bed out at 8 ½"

Recreation Room:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼" Red Oak
Ceiling: 10' ceiling height with custom tray
Trim:
Base: 9 ¼" MDF
Casing: 4 ¼" MDF
Crown: Two Pieces to bed out at 8 ½"
Fireplace: The fireplace will be dry stacked cultured stone with a rock mantle

Kitchenette:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼" Red Oak
Ceiling: 10' height and painted
Trim:
Base: 9 ¼" MDF
Casing: 4 ¼" MDF
Crown: Two Pieces to bed out at 8 ½"
Cabinets: Custom Wood Cabinets
Countertops: Granite

Bedroom 5:

Wall Finish: Painted Drywall
Floor Finish: Carpet
Ceiling: 10' height with custom tray
Trim:
Base: 9 ¼" MDF
Casing: 4 ¼" MDF
Crown: Two Pieces to bed out at 8 ½"

Bathroom 5:

Wall Finish: Painted Drywall
Floor Finish: Tile
Ceiling: 10' height and painted
Trim:
Base: 9 ¼" MDF
Casing: 4 ¼" MDF

Crown: One Piece
Tub Area: Cast Iron tub with tile to surrounding shower walls
Cabinets: Custom Wood Cabinets
Countertops: Granite

Hallway:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼" Red Oak
Ceiling: 10' height and painted
Trim:
Base: 9 ¼" MDF
Casing: 4 ¼" MDF
Crown: Two Pieces

Media Room:

Wall Finish: Painted Drywall
Floor Finish: Carpet
Ceiling: 10' height and painted
Trim:
Base: 9 ¼" MDF
Casing: 4 ¼" MDF
Crown: Two Pieces

2nd Powder Room:

Wall Finish: Painted Drywall
Floor Finish: 5 ¼" Red Oak
Ceiling: 10 height and painted
Trim:
Base: 9 ¼" MDF with Base Cap
Casing: 4 ¼" MDF
Crown: Two Pieces to bed out at 8 ½"
Cabinets: Furniture Cabinetry
Countertops: Granite with matching backsplash

Garage:

Wall Finish: Painted Drywall
Floor Finish: Concrete
Ceiling: 10' height and painted
Trim:
Base: 7 ¼" MDF
Casing: 4 ¼" MDF
Doors: Garage will include 9' x 8' Custom Cedar Wood doors

Other Main Features:

Cased Openings: All Cased Openings will be 10” wide with custom Judges Panels to the Sides and Top

Interior Doors: All 1st floor and Lower Level interior doors will be 8’ tall and solid core and all the 2nd Floor Doors will be 6’8” tall and solid core

Exterior Walls: Exterior walls will be cedar shakes and rock with decorative cedar accent trim

Foundation Walls: Foundation walls will be rock on the front and around the garage with mortar stucco on the rest.

Rear Decks: Cedar Beams, Composite or Wood Decking, Composite or Wood Handrails, and Stained

Surround Sound Pre-wire: Surround Sound wiring in Master Bedroom, Master Bath, Family Room, Dining Room, Rear Decks, Kitchen, Rec. Room and a 5.1 in the Theater. Speakers will also be installed as Specified by Owner.

Heated Floors in the Master Bathroom: Radiant Flooring in the Master Bathroom

Receptacles: All Receptacle Outlets will be cut into the Base Moulding

Outdoor Living: The 1st Floor Deck will have an Exterior Wood Burning Cultured Stone Fireplace and a Built-in Cultured Stone Grill

Roofing: The Roof will either be the Owner’s preference of a Tamko Slate or Cedar Shake Material

Wine Cellar: Custom Wine Cellar in Lower Level

Hot Tub: Hot Tub to 1st Floor Deck

Elevator: Residential Elevator to all Three Floors

Garage Doors: The Overhead Garage Doors will be custom Cedar and Stained