


GREYHAVEN
HOMES

311 VENADO OAKS

Offered at **\$649,900**



Ready Now

***Title Policy Paid + \$15,000 Closing Cost Incentive**

2700 SqFt 4 BDRM 3.5 BATH 3 Car Garage 1.10 Acre Homesite

Study, Large Covered Patio, 45" Gas Fireplace w/ Remote, Spacious Pantry, Mud Room, Landscape Package, Pass-through Laundry, Pre-plumbed for Outdoor Kitchen, Covered Front Porch

Featured Inclusions

- 42" wide Contemporary Wood Front Door
- 36" Bosch® Gas Cooktop
- Pre-plumbed for future Outdoor Kitchen
- Laundry Room sink
- 12' Kitchen Island
- Bosch® Undercounter Microwave drawer
- 45" Direct Vent Gas Fireplace w/ Remote Start
- Bosch® Double Ovens w/ Convection
- 8' Tall insulated Garage Doors w/ Openers & Remotes
- Matte Black fixtures & hardware
- Primary Shower w/ Rainshower head and tiled bench seat
- 67" Interquatic® Regal freestanding tub
- Wood tile flooring at Main Living areas and Primary Bedroom
- Single basin silgranit sink at Kitchen
- Rectangular sinks at Baths
- 50 Amp Car Charger Outlet at Garage
- Exterior Flood Lights
- Outlet for yard lights and future remote control screen at Covered Patio
- 500 Gallon buried Propane Tank
- Energy efficient, space saving Tankless Gas Water Heater w/ continuous flow of Hot Water
- In-Wall Pest Control tube system
- Huber ZIP System® exterior wall sheathing
- 8' Tall Interior Craftsman style interior Doors
- Quartz & Granite countertops throughout
- Painted Kent Moore® cabinetry w/ 42" uppers & full extensions drawers
- Painted Brick Fireplace surround
- Floor outlet at Family Room
- Framed mirrors at All Baths
- 4 Carriage lights at front
- 5-1/2" baseboard & 3-1/2 door trim
- Shaver height vanities
- Upgraded Landscaping package
- Kwikset® Halifax Lever style door hardware
- Ceiling Fans at Family Room & All bedrooms
- Extra can lighting throughout
- 30 yr dimensional shingle roofing
- Ridge ventilation at roof
- Painted Wood window sills
- Radiant Barrier roof decking & R-38 Blown-in attic insulation
- TV Prep at Covered Patio



*Must use Preferred Lender & Close with-in 30 Days. All information (including, but not limited to prices, availability, incentives, floor plans, site plans, features, standards and options, assessments, and fees, planned amenities, programs, conceptual artists' renderings, and community development plans) is not guaranteed and remains subject to change or delay without notice. Maps and plans are not to scale and all dimensions are approximate. All trademarks, product names, brands, and logos remain the property of their respective holders and are used only to directly describe the products offered. Please see a Fraire Homes or Greyhaven Homes associate for details and additional disclaimers. 9/12/24

Additional Inclusions

- Pre-plumb for water softener
- Painted wood shelving w/ stained wood rods
- Elongated commodes
- Delta® plumbing fixtures
- Smoke & carbon monoxide detectors per code
- Drought tolerant Zoysia grass w/ mulch beds and 2 oak trees w/ bubblers
- Irrigation system w/ rain & freeze sensor
- Wood Tile flooring in extended entry, kitchen, master bedroom, powder room, utility room, hallways & secondary baths
- Modern style Decora rocker light switches
- Upgraded Cabinet crown moulding

Energy Savings Features

- Rheem® Tankless Gas Water Heater for efficient, continuous hot water
- Radiant Barrier roof decking
- 15.2 SEER2 Carrier® HVAC w/ Puron
- Double Pane LowE windows that tilt-in for easy cleaning
- R38 Blown-in Attic insulation over Living areas; R13 Wall insulation
- R-8 A/C Ductwork
- MERV 11 media filtration
- AprilAir® Fresh Air intake system for enhanced air quality
- Digital programmable thermostat
- Long lasting 3000K LED lighting
- ENERGY STAR® labeled appliances
- 1.28 Gallons per flush commodes

Technology & Security

- Security system including 2gig Edge Touchscreen Panel, one interior siren, and wired perimeter doors
- Video Camera doorbell & Smart Keypad Front Door access
- Fiber pathway from Demarc to Attic to NCC
- Wi-Fi enabled garage door openers
- 7 Cat6 ethernet drops & 2 RG6 cable drops
- 30" NCC OnQ panel for structured wiring w/ Cat6 & RG6 service feed lines
- Motion Detector prewire
- In-wall conduit TV prep at Family Room & Primary Bedroom
- Post closing meeting w/ HomePro Rep for Smart Home & Security introduction

Construction Standards

- Stick framing w/ no finger-jointed lumber or pre-paneled structures
- Termite treatment at slab around home
- Huber ZIP System® wall sheathing w/ integrated air and water-resistive barrier for moisture and air protection
- Engineered and inspected post-tension slab
- Finished Garage w/ texture, paint & trim
- 30 yr dimensional shingle roofing w/ drip edging
- Ridge ventilation at roof and perforated soffit ventilation surround
- James Hardie® exterior board & batten & trim
- 3rd Party stage Inspections by Informed Building Consultants
- Polycel sealant at exterior openings
- PEX Plumbing lines
- Hardie® Backer cement board w/ mold block technology at showers
- Blower Door and Duct Blaster testing & inspection
- 1 YR Workmanship limited warranty; 2 YR Mechanical & 10 YR Structural Warranties
- 3 stage buried aerobic septic system
- 2-Year Septic Service Plan through Luna Environmental

Preferred Lenders



John J. Cortisoz

Branch Manager/Mortgage Banker

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NMLS #231030



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Member FDIC | Equal Housing Lender | NMLS# 400025

For more information on this home or our **Build On Your Lot** program, contact:

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