



M&L Custom Homes, LLC Features Sheet - Woodlake CC

Exterior Features

- Charming Farmhouse Design
- Durable Vinyl Board & Batten Siding & Vinyl Horizontal Siding
 - 30 Year Architectural Shingles
- Whole Home Gutters and Downspouts
- Garage Door with Windows and Decorative Hardware; 2 Garage Doors Openers & Keypad
- Professional Landscape Package to include Sod, Wood Mulch, and Shrubbery
- Concrete Driveway & Walkway to Front Porch

Interior Features

- 9' Ceilings on Main Floors, 8' Ceilings Upstairs, per plan
- 5 1/4" Crown Molding on Main Floors; except closets - 5 1/4" Base Boards in entire home.
 - 2 1/4" Casing on All Windows
 - 6 Panel Interior Doors
 - Built-In Drop Zone
 - Built-In Laundry Folding Table, per plan
 - Luxury Vinyl Planks in Main Living Areas
- Carpet in Bedrooms, Loft, Stairs, and Bonus, per plan
- Ceramic Tile in Full Bathrooms, Laundry, and Mud Room, per plan
- Electric Fireplace with Marble Surround and Floating Maple Mantle
 - Energy Efficient Light Selections

Kitchen Features

- Soft Close Cabinets - Doors and Drawers
 - Crown Molding on Upper Cabinets
 - Granite Countertops
 - Tile Backsplash
 - Stainless Steel Undermounting Sink
- Stainless Steel Appliance Package to include Oven/Range, Microwave/Hood Vent, Dishwasher, and Garbage Disposal

Bathroom Features

- Soft Close Cabinets - Doors and Drawers
 - Granite Counters with Square Sink
 - Garden Tub in Owners Suite, per plan
- Shower with Tile Floor and Walls, Framed Shower Door in Owners Suite, per plan
- Tub/Shower Combo in Tile Surround in Guest Bathrooms, per plan

Peace of Mind

- Smart Homes: Smart Data Panels - Wireless Access Points - CAT6 and COAX in Living Room, Office, Loft/Bonus, Bedrooms, per plan - Ring Doorbell - Wi-Fi Programmable Thermostats
 - Energy Efficient Home - Inside and Out

Please note that in an effort to continuously improve our products, M&L Custom Homes, LLC reserves the right to change products, features and specifications without prior notice. Consult with a Representative about any changes, prior to making an offer!

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