



Your Dream. Your Vision. Your Home.



Standard Inclusions

Welcome to Black Oak Homes, where every home built is unique and unparalleled in quality

For more information, please contact Jackie Fischer at (719)-600-8513 or email at Jackie.Fischer@EVRealEstate.com



Exterior

- ◇ 2x6 construction
- ◇ 30-year shingles
- ◇ Full acrylic stucco exterior with 4' high stone detailing & full stoned columns
- ◇ Oversized garage with garage door opener & side door to exterior
- ◇ Covered entryway and patio/deck space (determined by plan)
- ◇ Unique concrete window-well design for increased natural light



Interior

- ◇ 11'+ ceilings on the main (determined by plan) & 9' ceilings on the lower
- ◇ Knockdown texture
- ◇ Picture framed windows above grade with 3 7/8" base trim throughout
- ◇ Laminate or LVP in kitchen, dining room & great room
- ◇ Carpet in bedrooms & lower level family room
- ◇ Tile in all bathrooms, laundry room & wet bar
- ◇ Recessed can lighting, ceiling fan pre-wire & \$3500 lighting allowance
- ◇ Unfinished lower level safe room & dedicated mechanical room
- ◇ Gas-insert fireplace in great room with wood mantle & stone detailing up to mantle
- ◇ Kitchen-height vanity cabinetry with dove-tail drawer boxes, soft-close door hinges and drawer glides in all bathrooms, laundry room, wetbar & kitchen
- ◇ Level 2 granite countertops in all bathrooms, laundry room, wetbar & kitchen
- ◇ Pencil-edged mirrors, comfort-height toilets & brushed nickel faucets and fixtures in all bathrooms
- ◇ Brushed nickel lever-style door knobs and hinges throughout



Energy Efficiency

- ◇ Low-E insulated windows
- ◇ Central Air
- ◇ 96% HVAC
- ◇ 75-gallon power vented water heater with recirculating pump
- ◇ Whole house fan
- ◇ Nest Smart Thermostat



Owner's Retreat

- ◇ Walk-out access to back patio/deck space (determined by plan), walk-in closet & 5-piece en-suite bathroom
- ◇ Owner's en-suite bathroom includes:
 - free-standing soaking tub with 42" wainscoting surround & an 8" spread tub-mounted faucet
 - fully tiled drop pan shower with accent band, two shower heads, niche, handheld & glass enclosure
 - kitchen-height double vanity with dove-tail drawer boxes, soft-close door hinges & drawer glides
 - granite countertops, under-mounted sinks & pencil edged mirrors
 - separate water closet with comfort-height elongated toilet



Chef's Kitchen

- ◇ Gorgeous, high-quality, semi-custom cabinetry with 42" upper cabinets, crown molding, dove-tail drawer boxes & soft-close drawer glides & door hinges
- ◇ Granite countertops with single-bowl undermount sink (granite composite or stainless) & garbage disposal with air switch
- ◇ 10'x6' entertaining island, walk-in pantry with wood shelving & \$8500 appliance allowance
- ◇ Both 220v & gas with exhaust venting to the exterior



Bathrooms

- ◇ Kitchen-height vanities with dove-tail drawer boxes, soft-close door hinges & drawer glides (to include powder bathroom)
- ◇ Granite countertops with under-mounted sinks, comfort-height elongated toilets & pencil edged mirrors (includes powder bath)
- ◇ Supporting bathrooms will include either (except powder bath):
 - fiberglass shower base with 8' high tiled surround & accent, shower head & modern-style shower shelf
 - porcelain bathtub with 8' high tiled surround & accent, shower head & modern-style shower shelf
- ◇ Opaque privacy glass windows in shower/tub area (determined by plan)
- ◇ Brushed nickel faucets and fixtures throughout



Wet Bar & Laundry

- ◇ Gorgeous, high-quality, semi-custom cabinetry with 30" upper cabinets, dove-tail drawer boxes and soft-close drawer glides & door hinges
- ◇ Granite countertops with undermount sinks
- ◇ Garage access, built-in bench and window (determined by plan)

