

James Walker Homes

3662 Prestwick Circle , Prestwick Subdivision of Craft Farms, Gulf Shores, AL
Phone 251-752-2088

e-mail JamesWalkerHomes@Gmail.com

Home finished in July, 2004 1-Owner Non-Smoking
Builder: James Walker Homes

HOME DETAILS: EXTERIOR

1. 2,700 sq. ft. of 1st floor living area & 500 sq. ft. of heated/cooled loft area. 699 sq. ft. of garage, and 271 sq. ft. of covered porches.
2. Total square footage under roof: 4,170
3. Floating slab foundation at 3 blocks high.
4. Slab elevation figured at minimum 18-24" above the center point of the road.
5. Termite pre-treatment by Terminex. Bond coverage continues.
6. Concrete slab and driveway is 3,000 PSI with fiberglass fibers.
7. 2x4 exterior walls & 2x6 walls provided as noted on the plan.
8. All headers are of 2x12 or LVL construction.
9. All exterior walls are sheathed with osb board and Tyvek house wrap.
10. All anchors and hurricane straps meet or exceed code at time of construction.
11. All exterior walls are sealed with Tyvek house wrap.
12. Brick veneer exterior with double rows of rocking soldier course.
13. Duro-rock "stucco" system exterior at the front entrance.
14. Vinyl vented soffits and porch ceilings provided with 12"soffit overhang.
15. Brick frieze and fascia are aluminum wrapped.
16. Aluminum framed screen porch area with fiberglass screening.
17. Strong 5/8" CDX plywood roof decking is provided. Interior plywood shear wall provided for lateral wind strength.
18. Timberline 30 year warranty dimensional shingles.
19. Roof ridge venting is provided.
20. 2-Power attic roof vents for attic ventilation along with ridge venting.
21. Norandex, vinyl, double pane, low-e, fixed and tilt sash windows.
22. Thermo-Tru fiberglass exterior doors.
23. 16' wide by 8' high sliding glass doors provided in the great room, providing a 12' opening for entertaining.
24. 3 separate HVAC heat pump/air-conditioner units, allowing total control over comfort and cost.
25. 1-16' and 1-8' garage doors with openers. Additional wind bracing added to garage doors.
26. 23' deep garage is oversized to accommodate 2 full size vehicles and 1 golf cart with room for additional storage.
27. Garage walls are sheet rocked, trimmed and fully finished. Side room provided for tools and refrigerator.
28. Direct TV access provided with separate antenna connection in family room. Ethernet cable provided from office area to family room.
29. Cable TV and telephone conduit is provided to the home for ease of installation and protection from elements.
30. Beautiful tropical landscaping with a full irrigation system and submerged 4" well is provided.

INTERIOR:

1. 9' ceilings provided with the exception of 11' ceilings in the great room, 13' in the foyer & dining room.
2. Painted, smooth ceilings in all rooms.
3. Dining room trimmed with multi-level crown & chair rail.
4. 4 piece crown provided in the foyer, great room and dining room. Large single crown in kitchen, family room & bedrooms.
5. Painted deluxe colonial moldings on doors, baseboards and windows throughout.
6. Sheetrock walls & ceilings will have a light orange peel finish applied.
7. 2 coats of Sherwin-Williams wall/ceiling paint with trim receiving 3 coats.
8. Cabinets are real wood, with cherry wood doors and face frames. Craftsman style cabinets in both kitchen and baths.
9. Kitchen countertops are full sized 3cm granite, with full granite backsplashes.
10. Appliances: Commercial style stainless steel 40" gas range with double electric ovens. Stainless steel built-in style Kitchen Aide refrigerator, microwave built into cabinet, Bosch stainless steel dishwasher, 3/4hp garbage disposal.
11. A versatile carpeted loft area has vaulted ceiling with separate HVAC, ceiling fan and recess lights. Provides a panoramic view over the golf course and ponds.
12. Loft area has built-in area for side by side TV's.
13. Loft area has 1/2 bath facility.
14. Loft area provides access to the 3 large, walk-around attic storage areas.
15. Master bedroom is oversized with bay window and sitting area.
16. Master bedroom has a turtle back ceiling with a height of 12'.
17. Master bathroom has a bay area for the oversize jetted bathtub and cathedral ceiling.
18. Master bathroom has separate, His & Hers, vanities have cultured marble tops.
19. Huge cultured marble shower with dual spray heads and separate controls.
20. Guest bath has a custom cut, cultured marble vanity top below a built-in arched mirror.
21. Cultured marble tub & shower unit provided for the guest bath, with clear shower enclosure.
22. Laundry room has 5' of cabinets above the washer & dryer. Fiberglass mop sink is dropped in a vanity/folding tabletop.
23. Delta satin finish faucets for all baths.
24. Master and guest vanities have full vanity width mirrors and are ceiling height.
25. Kohler, elongated toilets.
26. Closet Maid vinyl coated, ventilated wire shelving for closets. Double shelves in the master closet. 5 shelves in the linen closets.
27. Large storage area provided under the stairway.
28. Flooring provided: Carpet in all bedrooms and loft. Travertine look, porcelain tile provided in the foyer, hallways, kitchen, nook, sunroom, bathrooms, dining room, utility room, family room, front and rear porches.
29. 6 panel Masonite doors are provided with 3 hinges per door to resist warpage.
30. Schlage brand, lever style satin finish door handles.
31. Cable TV and phone outlets provided throughout the home.
32. Attic insulated to R-38, walls to R-13. Sound insulation provided at guest rooms, bathrooms, and laundry.
33. Security system pre-wiring.
34. Surround sound speakers provided in family room.
35. Built-in speakers provided in the loft, living room, patio.
36. 2 electric water heaters, 1-50 gallon & 1-80 gallon.
37. Window blinds provided on south facing windows and bedrooms.
38. Impact resistant hurricane film applied to south facing windows on both levels.