

## 3285 Rolling Valley Lane Spec Sheet

### Countertop and Vanity Coverings

Kitchen and Islands	Granite
Bars and China Cabinet	Artisan Concrete
Garage Bath	Artisan Concrete with Molded Sink
Guest Bath	Black Walnut w/ Black Granite Vessel Sink
Master Bath	Granite
Utility	Mahogany Wood Top
Kids Bath	Artisan Concrete w/ Molded Wave Sink

### Backsplashes

Behind Stove and Under Kitchen Cabinets	Deco Tile
Deco Tile in Master Bath, Kids Bath, and Guest Bath	

### Art Wall

Black Walnut Art Wall in Kitchen and Dining  
Black Walnut Art Wall in Master Bath

### Cabinets

Custom Hardwood Cabinets w/ Full Extension Pulls  
Solid Black Walnut Plywood with Solid Hardwood Doors  
Live Edge Black Walnut Fireplace Mantel

### Security and Sound

Monitored Security System with Glass Break Detection on all Outer Doors and Windows

Dennon in Home Sound System and Connects to Lanai

### Outdoor Entertaining Lanai and Porches

Custom all stone Fireplace with Live Edge Cedar Mantel  
Flooring Oklahoma Silvermist Flagstone Patio  
Front Porch the Same  
T&G #1 Pine for Ceiling on Porches

### Crown Molding

Dining Room  
Rotunda  
Study

Kitchen Sink Island Faced with Thin Veneer Natural Stone

Stair Case for Access to Attic in Garage

Appliances

48" Kitchenaid Pro Range with Griddle (Gas)  
48" Kitchenaid Pro Hood  
Kitchen Aid 45 Dishwasher  
Sharp Drawer Microwave  
Whirlpool Frenchdoor Fridge  
Kitchenaid Dual Zone Wine Cellar

Slab

Engineered Slab with Geotechnical Report

Framing

16" OC Rafters and Joist  
½" Techshield Plywood for Decking  
½" Plywood with 30# Felt for Siding

Concrete Drives

5" Concrete Drives with 3/8" Rebar on 12" Centers

160' Retaining Wall with Gravel Drainage on 6" Concrete Footing

Rainbird Irrigation System  
FX Low Voltage lighting System

Oklahoma Flagstone Drystack Flower Beds with Drainage System

HVAC

Trane 16 Seer HVAC System  
Dual Zone System (2) Units  
Gas Heating

Plumbing

Pex Maniblock Plumbing System  
2 Gas Water Heaters Zoned  
Whole House Aquasauna Filtration System

## Chandilers

Dining Room  
Above Kitchen Sink  
Above Master Tub

## Sconces

6      Custom Copper Sconces by Lightcrafters Austin