



# BLACKHAWK *meadows*

## FEATURES LOT 4

### DISTINCTIVE EXTERIOR

- Distinctive Tuscan elevation style
- El Dorado Stone accents on front & side elevations
- Eagle S-tile concrete roof with limited lifetime warranty
- Stamped & stained concrete driveway & walkway
- 3-coat stucco system with a Heavy Dash finish
- 8-foot entry door with side-lights, & Baldwin Estate handleset
- Fully finished & painted three-car garage with carriage-style doors, automatic opener & epoxy coated floors
- Professionally designed front and rear yard landscaping with irrigation system & weather-sensing timer
- All irrigation water provided by on-site community well; each home provided separate 750-gallon holding tank
- Full house rain gutters with leaf-screens
- Full side and rear yard fencing with gates
- Expansive rear yard with mature Oak, Black Walnut & English Walnut trees (including two heritage English Walnut trees)

### ELEGANT INTERIOR

- 6" Plank Maple hardwood flooring throughout downstairs living areas, office and upstairs hallway
- Voluminous 10' ceilings 1st & 2nd floor
- Beautiful curved entry staircase with open stair railing, stained handrail & ornate iron balusters
- Smooth, imperfect Old World drywall finish
- Rounded drywall corners
- Three-toned interior paint scheme
- Crown molding at Great Room, Kitchen, Nook & Master Bedroom coffer
- 6 1/2 - inch baseboards
- 3 1/4-inch door & window casings
- Elegant 2-panel, 8-foot solid-core wood interior doors throughout with Oil-Rubbed Bronze Baldwin Classic Lever hardware
- Framed mirrors in all bathrooms
- Custom-built cabinetry with concealed hinges, self-closing doors & full-extension, self-closing drawers
- Spacious linen cabinets
- Great Room with Andersen accordian-style door at covered patio for indoor-outdoor living
- Heatilator Direct-Vent fireplace with exquisite stone surround at Great Room
- Sophisticated Powder Room with black glazed vanity custom cabinet, glass mosaic backsplash to ceiling, framed mirror & elegant lighting
- Shaw carpeting in an elegant pattern in bedrooms & media room
- Recessed LED hall lighting

- Spacious upstairs Laundry Room
  - Custom, white Shaker-style cabinetry
  - Stainless steel utility sink
  - 12"x24" floor tile
  - Quartz countertops with designer subway tile backsplash
  - Built-in ironing board
  - Stackable Whirlpool Washer/Dryer for enhanced storage

### WELL-APPOINTED KITCHEN

- Custom, Dark Walnut stained Alder & Maple cabinetry:
  - Full-extension, self-closing drawers
  - Self-closing doors w/concealed hinges
  - Oil-rubbed bronze pull hardware
  - Under & Upper cabinet lighting
  - Lazy Susan at corner cabinet
- Custom-built, black glazed island with 6cm beveled edge, satin finish granite slab countertop
- Breakfast nook with built-in cabinetry and charging station
- Quartz countertops with lantern mosaic backsplash
- Stainless steel, single-basin Kohler sink with disposal
- Kohler Vinata kitchen sink faucet with pull-down spout & lever handle
- Thermador stainless steel appliances:
  - 36" Professional Series cooktop with 6 pedestal Star Burners
  - 30" Master Series double oven
  - Built-in microwave
  - Masterpiece Dishwasher
  - 42" Stainless Steel Island Hood
- Seamlessly integrated 42" KitchenAid Refrigerator with French Doors, ice-maker & custom cabinet panels
- Recessed LED ceiling lighting & pendant lights above island

SEE BACK FOR MORE!

## LUXURIOUS MASTER SUITE

- Spacious Master Bedroom with enchanting tree-top balcony
- Coffered ceiling with crown molding
- Walk-in closet with mirrored wood door
- Recessed LED lighting with dimmers
- Designer chandeliers in bedroom and Master Bath
- Ample windows for natural light, complimented by beautiful, year-round scenic views & complete rear-yard privacy
- Kohler Sunstruck free-standing tub in Master Bath
- Dual vanities with marble slab countertops, mosaic backsplash, custom framed vanity mirror & frameless, 36" beveled mirror medicine cabinets
- Undermount Kohler sinks with oil-rubbed bronze Kohler faucets
- Separate water closet with linen cabinet
- Lantern mosaic polished marble flooring
- Spacious master shower with 3"x 6" polished marble tile, frameless glass surround & large niches for various products

## SECONDARY BEDROOMS & BATHROOMS

- Bathroom vanities with solid marble or quartz countertops (per plan)
- Framed vanity mirrors

- Frameless, 36" beveled mirror medicine cabinets
- 12" x 24" tile flooring
- Large niche at showers for various products
- Linen cabinet at upstairs bath and bedroom hallways
- Kohler Archer alcove bathtub
- Brick-set subway tile shower surround with glossy finish
- Recessed lighting
- Ceiling fan pre-wire at bedrooms
- Wood closet doors with mirrored inset in all bedrooms

## ENERGY EFFICIENT COMFORT, CONVENIENCE AND SAFETY

- Andersen 400 Series double-hung wood windows
- Bryant high-efficiency HVAC system with two 5-ton, 16 SEER AC unit and two 5-ton 96% efficiency furnaces
- Two programmable thermostats for upstairs and downstairs
- Tankless gas water heater
- LED lighting and fixtures
- Water efficient fixtures & toilets
- Interior fire sprinklers
- Pre-wired for exterior video cameras at front, rear and side yards
- Pre-wired for speakers at Great Room, Indoor/Outdoor area off Great Room, Master Bedroom & Media Room
- Wired for RG6 cable and CAT6 telephone at all bedrooms, Great Room and Kitchen
- Ample exterior electrical outlets



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