



## Exceptional Standard Features

# OXFORD LAKE ESTATES

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586.268.5600

### Luxurious Interiors

- Fully excavated basement, with sump pump - per plan
- 7' 10" poured thick concrete basement walls
- 9' ceilings on first floor
- 90+ electronic ignition furnace, prepped for central air with outside air induction - per plan
- Energy efficient pre-fab fireplace with ceramic hearth and facing
- Tongue and groove floors, glued and nailed
- R-13 wall and R-49 ceiling insulation - per plan
- Standard 150 amp circuit breaker panel - per plan
- Standard 40-gallon hot water tank - per plan
- Pex water supply lines and PVC waste lines
- Standard kitchen and bathroom cabinets throughout with choice of standard panel design and color - per plan
- Stainless steel double bowl with in-sink waste disposal - per plan
- Laminate countertops, edge and backsplash with choice of many standard selections - per plan
- Standard ceramic tile in all baths - per plan
- Standard plate glass mirrors in all bathrooms - per plan
- Choice of standard color fixtures in all baths
- Standard chrome washerless and scald-free faucets in tub and shower
- Choice of one standard interior flat paint color for all walls and ceilings
- Painted six-panel masonite doors and trim - per plan
- O.G. style 2 1/4" casing and 3" base moldings
- First floor laundry room with tub and dryer vent - per plan
- Gas line or 220V outlet for kitchen and laundry - per plan
- Private master suite with walk-in closets - per plan
- Premium ceiling in great room - per plan
- Ceiling light prep in all bedrooms
- Wired-in electric smoke detectors, battery backup on all levels and in all bedrooms - per code
- Ground fault circuit interrupters and doorbell

### Community Amenities

- Highly rated Oxford Community Schools district
- Private waterfront beach park featuring gazebo, sandy beach, picnic tables, grills, boat launch and dock
- Basketball court, sand volleyball court, two regulation-size tennis courts
- Large children's play area
- Safe, accessible footpath to Lakeville Elementary School and Oxford Middle School

### Exterior Elegance

- First floor full brick
- Private courtyard entry
- Insulated vinyl windows with screens - per plan
- Insulated 6' wood doorwall with screen - per plan
- Oversized attached garage with bumper, side entry and garage window - per plan
- Fully drywalled, rough taped and unpainted
- Opener and coach light preps
- Sectional embossed steel door
- Six-panel insulated steel entry doors with two standard full-length solid sidelights - per plan
- Aluminum gutters and downspouts - per plan
- Standard dimensional shingles in choice of standard colors
- 12" roof overhang with soffit and roof vents - per plan
- City water and sewer systems and underground Utilities
- Paved streets, sidewalks and 16' wide driveways
- Choice of many standard lots
- Finish grade to code, ready to sod
- Two frost-free water spigots - per plan
- Two G.F.C.I electrical outlets - per plan
- Single choice of standard exterior stain colors for windows, siding, overhangs, trim and all doors
- Exquisite standard elevations - per plan

### Popular Optional Offerings

- Bay, bow, box-out, half-round, trapezoid, garden, transom, skylight, custom and other windows
- Aluminum-clad wood or vinyl-clad wood windows
- Island, lazy susan, pantry and other cabinets
- Granite countertops
- Hardwood and/or ceramic tile floors in hallways, kitchen, nook, foyer, laundry and other rooms
- Premium front doors, sidelights and/or transoms
- Higher-efficiency water tank, electronic air cleaner, air conditioning and power humidifier
- Pan, cathedral, studio, step, drop and raised ceilings
- Ceiling fans
- Upgraded insulation packages and Tyvek wrap
- Higher basement ceilings and plumbing preps
- Premium elevations and customized floor plans

Consult your salesperson for available options and upgrades.  
Prices, plans and specifications are subject to change without notice or obligation.

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Specific details such as doors, windows, walls and other features depicted herein may vary depending on elevation style and options selected. ©2015 Admiral Homes

