GenThree Development Corp.

3200 Niagara Falls Blvd.
North Tonawanda, NY 14120-1198
716-692-6246 – Fax 716-692-6339
www.gtcustomhomes.com
gt.base@gtcustomhomes.com

THE OAKWOOD II

1,491 Square Feet • Two-Car Garage A thoughtfully designed residence blending craftsmanship, efficiency, and modern comfort — built with the quality standards of **GenThree Development Corp.**

ESSENTIAL CONSTRUCTION FEATURES

The Oakwood II is built on a strong foundation of quality materials and proven construction practices:

- Eight-foot-high poured foundation wall with steel reinforcement, wrapped in Delta MS Basement Wrap (or equivalent), with drain tile installed inside and outside
- Egress basement window, as shown per plan
- Steel I-beams and basement posts
- Complete concrete flatwork including basement floor, porch cap, courtesy walks, garage floor, and rear patio; all concrete approximately **4 inches** thick
- Eighteen-foot-wide concrete driveway, approximately **4 inches** thick
- Precision rough framing featuring:
  - **¾-inch** DryGuard subfloors
  - **7⁄16-inch** Zip System wall sheathing with taped seams
  - **6-inch** exterior sidewall framing
  - **7⁄16-inch** OSB roof sheathing
- Structural fiberglass exterior columns
- VWD 210CS Series windows (White)
- R-11 basement insulation wrap; R-21 batt (**6-inch**) sidewalls; R-49 batt (**18-inch**) ceilings
- Garage walls insulated with R-19 batt (**6-inch**) where not required by code
- Fire caulk and air sealing throughout
- 200-amp underground electrical service
- Electrical outlets installed per code
- PEX plumbing lines for all baths
- Zoeller sump pump (or equivalent)
- Two hose bibs
- Navien tankless water heater
- Ice maker line with shut-off for future refrigerator connection
- Lennox ninety-six-percent-efficient furnace (or equivalent), Lennox air conditioning system (or equivalent), HRV system, and single-zone HVAC
- Dryer vent installed
- **½-inch** drywall on walls and ceilings; **5⁄8-inch** Type X fire-rated drywall in garage areas

- Enhanced soundproofing between units using multiple layers of **5⁄8-inch** Type X drywall, **4-inch** sound batt insulation, DensGlass Gold, and a **2-inch** air gap
- Topsoil, grading, and hydroseeding
- Landscaping including shrubs and bushes per plan
- Eight feet of vinyl fencing between units
- Rainbird yard sprinkler system servicing the grass surrounding the unit

---

EXTERIOR DESIGN & FINISHES

A refined exterior palette designed for timeless curb appeal:

- CertainTeed MainStreet vinyl double **4-inch** siding
  - Color: Natural Clay with White Corners
- Versetta Stone Ledgestone
  - Color: Sterling
- Vinyl overhang and soffits; aluminum fascia and gutters
  - Color: White
- Board-and-batten style shutters
  - Color: Tuxedo Gray
- Owens Corning Duration Series forty-year shingles with ice shield
  - Color: Peppercorn
- **16-foot-wide by 9-foot-high** C.H.I. Raised Panel Number 2583 Stamped Shaker Style garage door with LiftMaster opener and Stockton glass
  - Color: White

INTERIOR FEATURES & FINISHES

Thoughtfully selected interior finishes provide comfort, style, and durability:

- Vaulted Great Room Ceiling
- MMI Number 866 Craftsman-style front door with Clear GBG glass and Kwikset Halifax handleset (Matte Black)
  - Door Color: Sherwin-Williams Urban Bronze (or equivalent)
- MMI Classic Collection fire-rated doors with self-closing hinges
- Two-panel MMI solid-core interior doors and hollow-core sliding doors (if any)
- Colonial-style MDF trim with **3¼-inch** casing and **5¼-inch** baseboard
- First-to-second-floor staircase:
  - Boxed stair type
  - Rug-covered treads
  - Rail spindle, newel post, and upgrade options available
  - Overlook and extended rail options available
- Painted milled yellow pine basement staircase
- Kwikset lever-style interior handle sets (options available)
- Interior painting: two coats off-white flat wall paint with white trim
  - Additional colors and upgrades available
- LG Microwave Model MVEM1621Y and LG Dishwasher Model LDFN4542S

OPTIONS & UPGRADES

Personalize your Oakwood II with a wide range of enhancements:

- Cabinet and countertop options for kitchen, powder room, master bath, second-story bath, and laundry
- Kitchen backsplash options
- Flooring selections including luxury vinyl, carpet, tile, hardwood, and premium upgrades
- Tile shower option
- BASCI 1413NP shower door with color choices
- Plumbing fixture upgrades
- Wire closet shelving with melamine options
- Fireplace options

Standard Electrical Package Includes:

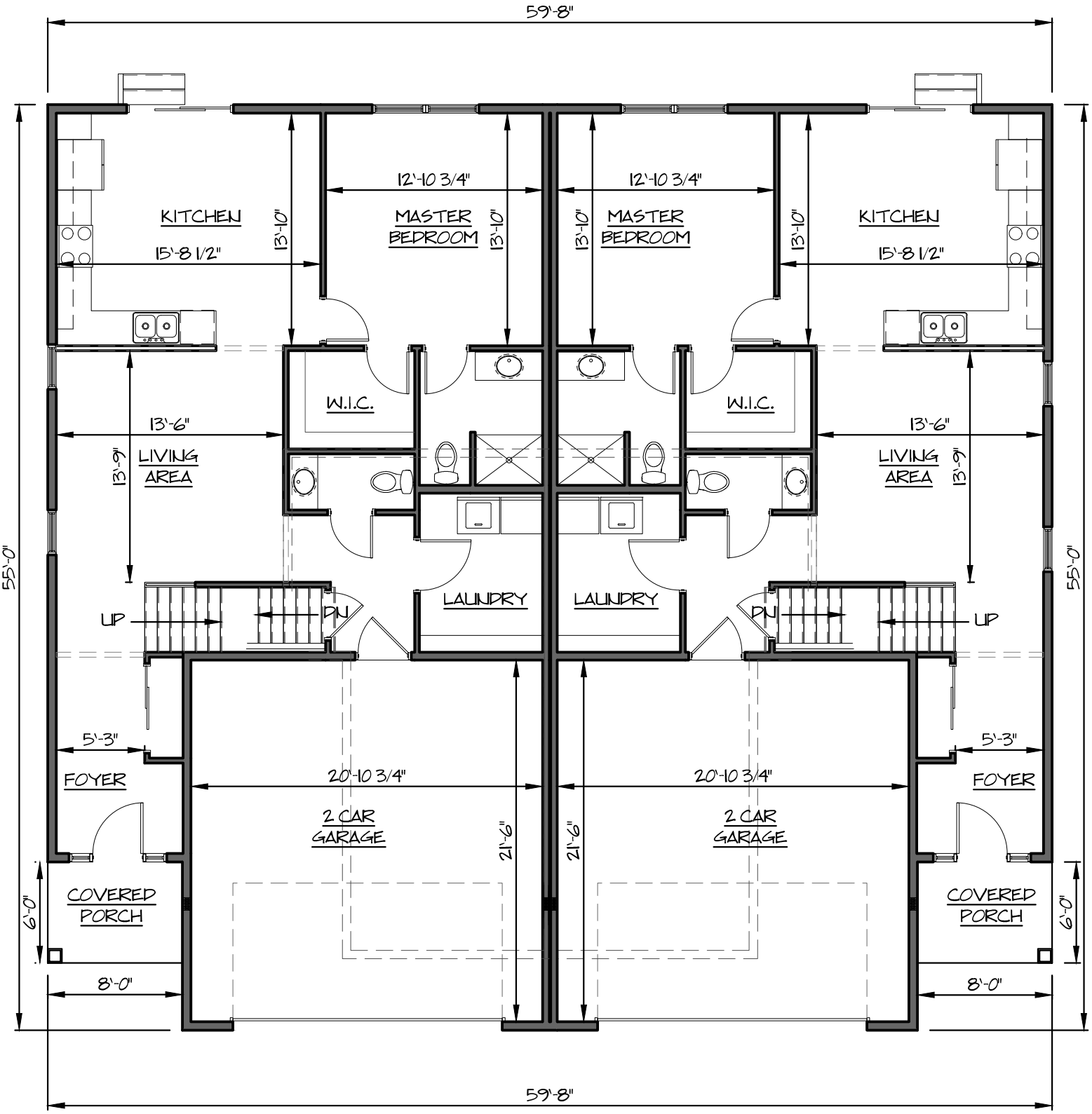
- **6-inch** recessed interior lights:
    - Great room (4)
    - Rear Foyer (2)
    - Dining area (4)
    - Kitchen (4)
    - Rear hall (1)
- One **4-inch** recessed light above kitchen sink
- One recessed light in primary bath shower
- One **6-inch** disk light in walk-in closet
- One **12-inch** disk light in laundry room
- Electrical conduit for future EV charger
- Wiring for one paddle fan in master bedroom
- Three cable jacks: great room, master bedroom, loft
- Supply for one gas or electric line for range and one gas or electric line for dryer
- Additional electrical options available

Included Lighting:

- Two Minka 71261-66 front coach lights with photoeye
- One Minka 71260-66 rear coach light
- Exterior recessed porch lighting
- Interior fixtures for all bathrooms, front foyer, master bedroom, bedroom number two, and loft (colors and options available)

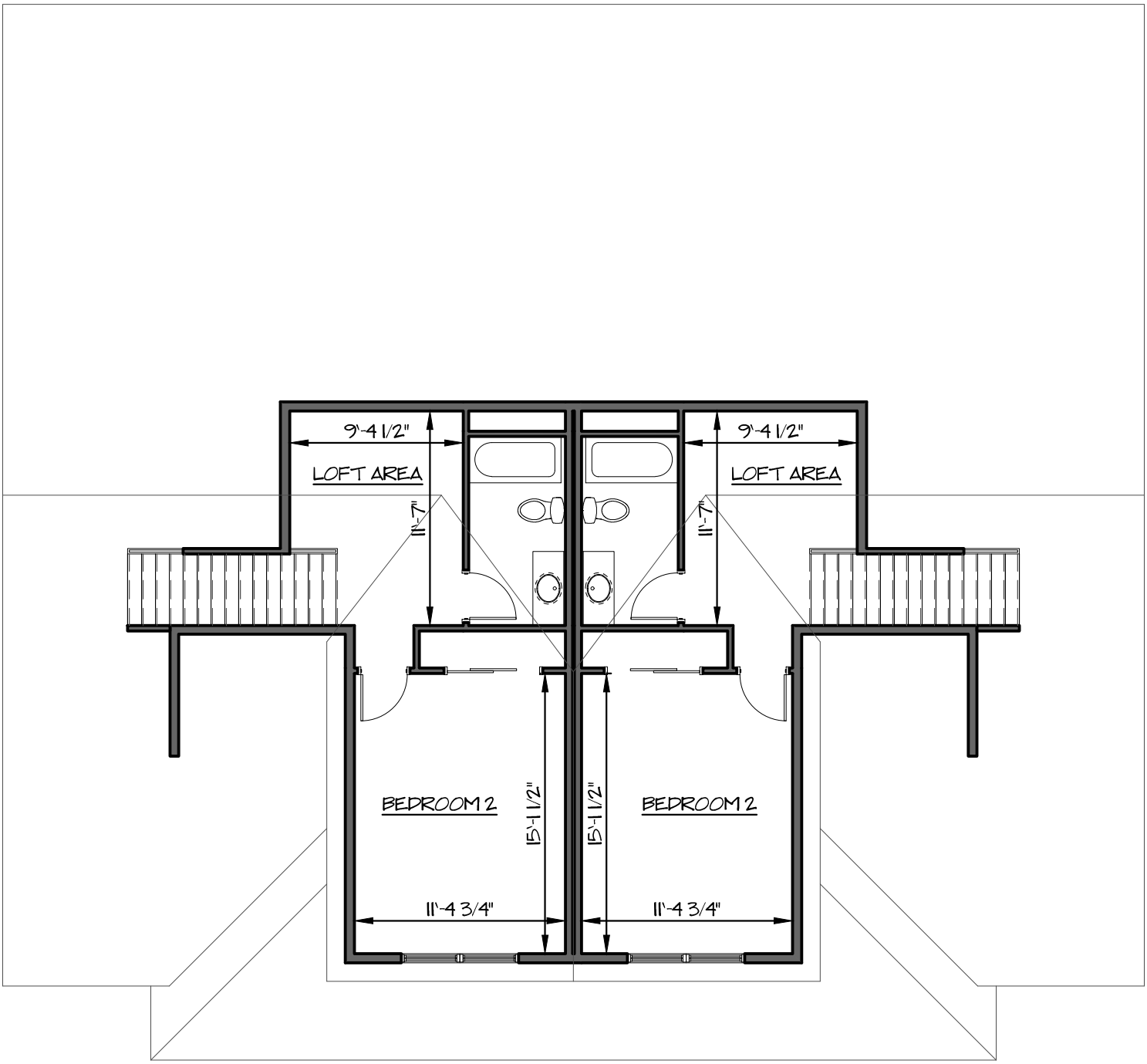
Outdoor Living

- Standard **10-foot by 12-foot** patio
    - Covered awning option
    - Covered porch option
    - Sunroom option



1 1ST FLOOR PLAN @ TOWNHOUSE PLAN 'A'

SCALE: 1/8" = 1'-0"



2 2ND FLOOR PLAN @ TOWNHOUSE PLAN 'A'

SCALE: 1/8" = 1'-0"